

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2025-0003104 -
Filed and Recorded - Real Records

NOTICE

Grantor: PALUXY VALLEY RANCH LLC

Pages: 4

Recorded On: 03/10/2025 10:32 AM

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Recorded On:	03/10/2025 10:32 AM
Document Number:	2025-0003104
Receipt Number:	R253280
Amount:	\$23.00
Recorded By:	Christine Ledermann

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: In Office
ERNEST PATE



**NOTICE OF REVOCATION OF MANAGEMENT CERTIFICATE
PALUXY VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS

§

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KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF HOOD

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This Notice of Revocation of Management Certificate ("Revocation") is made and executed this the 5th day of March, 2025, by Paluxy Valley Ranch Property Owners' Association, Inc., a Non-Profit Corporation, whose address is 110 W. Interstate 20, Frontage Road, Suite 120, Weatherford, Texas 76086.

RECITALS

WHEREAS, the Association previously recorded a Management Certificate for Paluxy Valley Ranch Property Owners' Association, Inc. ("Association") in the Official Public Records of Hood County, Texas, and submitted the same to the Texas Real Estate Commission in accordance with Texas Property Code § 209.004; and

WHEREAS, the Association is being dissolved, and the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Paluxy Valley Ranch Subdivision ("Declaration") has been revoked and terminated as recorded in the Official Public Records of Hood County, Texas; and

WHEREAS, as a result, the Management Certificate is no longer applicable and must be revoked.

NOW, THEREFORE, the Association hereby declares as follows:

AGREEMENT

Section 1. Revocation of Management Certificate. The Management Certificate recorded under Document No. 2025-0001994 in the Official Public Records of Hood County, Texas, is hereby revoked in its entirety. Any references to the Paluxy Valley Ranch Property Owners Association, Inc., its management, or related obligations under the Management Certificate shall be deemed null and void.

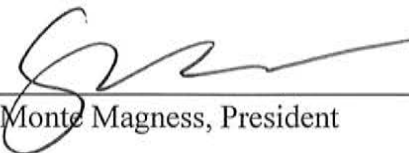
Section 2. Filing and Recording. This Revocation shall be recorded in the Official Public Records of Hood County, Texas. A recorded copy of this Revocation shall be submitted to the Texas Real Estate Commission to officially remove the Management Certificate from their records.

Section 3. Representations. The Association represents and warrants that the termination of the Association and the revocation of the Management Certificate were properly authorized and that it possesses full authority to execute and record this document. Additionally, the Association affirms that it holds no assets and has no outstanding debts. Furthermore, the developer is the sole

owner of all land in the Subdivision and has consented to this revocation, as indicated by its signature below.

IN WITNESS WHEREOF, the Association has executed this Notice of Revocation as of the date first written above.

PALUXY VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.


By: 
Monte Magness, President

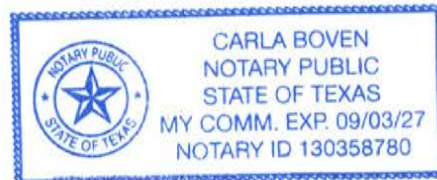
THE STATE OF TEXAS §
 §
COUNTY OF Parker §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Paluxy Valley Ranch Property Owners' Association, Inc. and that by authority duly given and as the act of Paluxy Valley Ranch Property Owners' Association, Inc executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this 5 day of March 2025.


Notary Public in and for The State of Texas



Consented to by the Sole Landowner in the Subdivision:

Paluxy Valley Ranch, LLC,
a Delaware Limited Liability Company

By: American Land Partners, LLC,
a Delaware limited liability company, Manager

By: [Signature]
Monte Magness, Authorized Agent

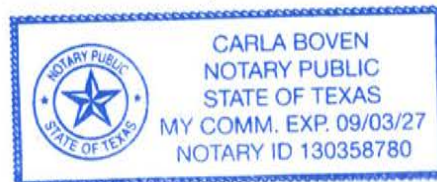
STATE OF TEXAS §
 §
COUNTY OF Parker §

CERTIFICATE OF ACKNOWLEDGEMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 5 day of March 2025.

[Signature]
NOTARY PUBLIC, State of Texas



FILED

MAR 10 2025