

AFFIDAVIT  
Barney Groves Drive  
Lots # 1,2,11, and 12

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day, personally appeared Leoncio and wife Blanca Mares who, on his oath, deposes and says, as follows:

I Leoncio and wife Blanca Mares hereby swear and declare that the following statements are true and correct and am within my personal knowledge:

1. I currently reside at 2200 Barney Groves Drive Hidalgo County, Texas. And have resided at 2200 Barney Groves Drive since 1993 I am familiar with the portion of the roadway commonly known as "Barney Groves Drive" (the Roadway) as shown on the attached subdivision plat.
2. I declare that for the last 15 years, the Roadway has been open to and used by the general public, has been open, adverse and under a claim of right under the plat of Barney Groves Subdivision being filed in Hidalgo County, Texas and without consent of the persons filing such plat. Furthermore the including but not limited to various parties who use the Roadway for ingress and egress to their lands;

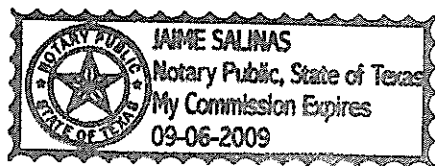
I make this affidavit for the purpose of setting of record the facts required to establish this Roadway to be a public county road.

WITNESS my hand this the 10 day of November, 2008.

Leoncio mares  
Signature

Blanca Mares  
Signature

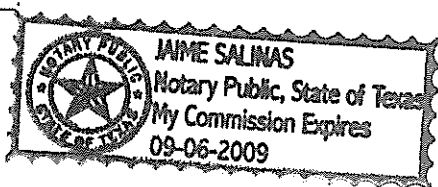
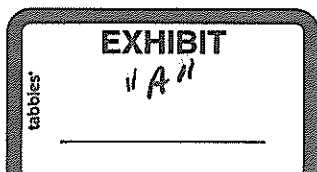
SWORN TO AND SUBSCRIBED BEFORE ME, by Leoncio and wife Blanca Mares Hidalgo County, Texas, this the 10<sup>th</sup> day of November, 2008.



Jaime Salinas  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 10<sup>th</sup> day of November 2008, by Leoncio and wife Blanca Mares



Jaime Salinas  
Notary Public, State of Texas

AFFIDAVIT  
Barney Groves Drive  
Lot # 3

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day, personally appeared Juan M. and wife Leticia Rodriguez who, on his oath, deposes and says, as follows:

I Juan M. and wife Leticia Rodriguez hereby swear and declare that the following statements are true and correct and am within my personal knowledge:

1. I currently reside at 2208 Barney Groves Drive Hidalgo County, Texas. And have resided at 2208 Barney Groves Drive since \_\_\_\_\_ I am familiar with the portion of the roadway commonly known as "Barney Groves Drive" (the Roadway) as shown on the attached subdivision plat.
2. I declare that for the last \_\_\_\_\_ years, the Roadway has been open to and used by the general public, has been open, adverse and under a claim of right under the plat of Barney Groves Subdivision being filed in Hidalgo County, Texas and without consent of the persons filing such plat. Furthermore the including but not limited to various parties who use the Roadway for ingress and egress to their lands;

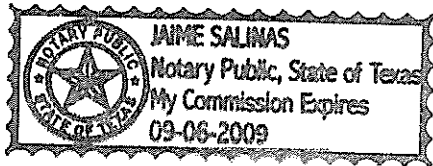
I make this affidavit for the purpose of setting of record the facts required to establish this Roadway to be a public county road.

WITNESS my hand this the 10 day of November, 2008.

Leticia Rodriguez  
Signature

\_\_\_\_\_  
Signature

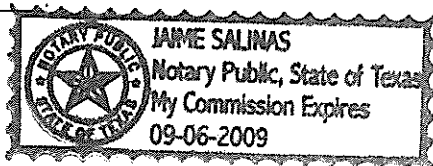
SWORN TO AND SUBSCRIBED BEFORE ME, by Juan M. and wife Leticia Rodriguez Hidalgo County, Texas, this the 10<sup>th</sup> day of November, 2008.



Jaime Salinas  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 10<sup>th</sup> day of November 2008, by Juan M. and wife Leticia Rodriguez



Jaime Salinas  
Notary Public, State of Texas



AFFIDAVIT  
Barney Groves Drive  
Lot # 4+5

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day, personally appeared Omar and wife Maria Urbina who, on his oath, deposes and says, as follows:

I Omar and wife Maria Urbina hereby swear and declare that the following statements are true and correct and am within my personal knowledge:

1. I currently reside at 2216 Barney Groves Drive Hidalgo County, Texas. And have resided at 2216 Barney Groves Drive since 1993 I am familiar with the portion of the roadway commonly known as "Barney Groves Drive" (the Roadway) as shown on the attached subdivision plat.
2. I declare that for the last 15 years, the Roadway has been open to and used by the general public, has been open, adverse and under a claim of right under the plat of Barney Groves Subdivision being filed in Hidalgo County, Texas and without consent of the persons filing such plat. Furthermore the including but not limited to various parties who use the Roadway for ingress and egress to their lands;

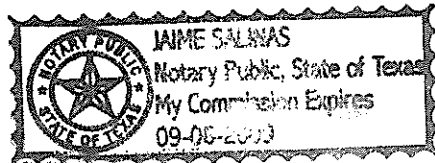
I make this affidavit for the purpose of setting of record the facts required to establish this Roadway to be a public county road.

WITNESS my hand this the \_\_\_ day of \_\_\_ November, 2008.

[Signature]  
Signature

[Signature]  
Signature

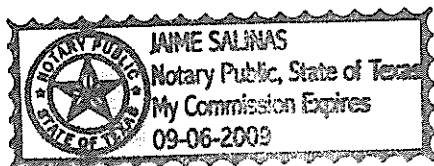
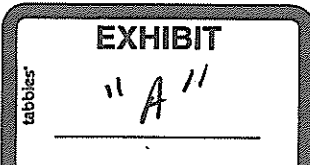
SWORN TO AND SUBSCRIBED BEFORE ME, by Omar and wife Maria Urbina Hidalgo County, Texas, this the 12<sup>th</sup> day of November, 2008.



[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 10<sup>th</sup> day of November 2008, by Omar and wife Maria Urbina.



[Signature]  
Notary Public, State of Texas

AFFIDAVIT  
Barney Groves Drive  
Lots # 6 & 7.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day, personally appeared Heriberto Garcia who, on his oath, deposes and says, as follows:

I Heriberto Garcia hereby swear and declare that the following statements are true and correct and am within my personal knowledge:

1. I currently reside at 2220 Barney Groves Drive Hidalgo County, Texas. And have resided at 2220 Barney Groves Drive since 1990 I am familiar with the portion of the roadway commonly known as "Barney Groves Drive" (the Roadway) as shown on the attached subdivision plat.
2. I declare that for the last 18 years, the Roadway has been open to and used by the general public, has been open, adverse and under a claim of right under the plat of Barney Groves Subdivision being filed in Hidalgo County, Texas and without consent of the persons filing such plat. Furthermore the including but not limited to various parties who use the Roadway for ingress and egress to their lands;

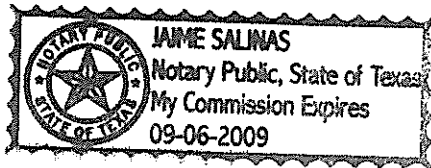
I make this affidavit for the purpose of setting of record the facts required to establish this Roadway to be a public county road.

WITNESS my hand this the \_\_\_ day of \_\_\_ November, 2008.

Heriberto Garcia  
Signature

\_\_\_\_\_  
Signature

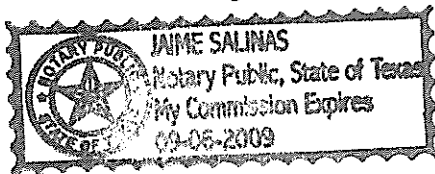
SWORN TO AND SUBSCRIBED BEFORE ME, by Heriberto Garcia Hidalgo County, Texas, this the 12<sup>th</sup> day of November, 2008.



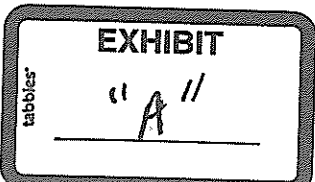
Jaime Salinas  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 12<sup>th</sup> day of November 2008, by Heriberto Garcia.



Jaime Salinas  
Notary Public, State of Texas



AFFIDAVIT  
Barney Groves Drive  
Lots # ~~9-2-10~~  
8

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day, personally appeared Santos Herrera who, on his oath, deposes and says, as follows:

I Santos Herrera hereby swear and declare that the following statements are true and correct and am within my personal knowledge:

1. I currently reside at 2215 Barney Groves Drive Hidalgo County, Texas. And have resided at 2215 Barney Groves Drive since 2005 I am familiar with the portion of the roadway commonly known as "Barney Groves Drive" (the Roadway) as shown on the attached subdivision plat.
2. I declare that for the last 3 years, the Roadway has been open to and used by the general public, has been open, adverse and under a claim of right under the plat of Barney Groves Subdivision being filed in Hidalgo County, Texas and without consent of the persons filing such plat. Furthermore the including but not limited to various parties who use the Roadway for ingress and egress to their lands;

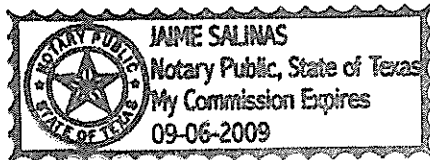
I make this affidavit for the purpose of setting of record the facts required to establish this Roadway to be a public county road.

WITNESS my hand this the \_\_\_ day of \_\_\_ November, 2008.

Santos Herrera  
Signature

\_\_\_\_\_  
Signature

SWORN TO AND SUBSCRIBED BEFORE ME, by Santos Herrera Hidalgo County, Texas, this the 12<sup>th</sup> day of November, 2008.

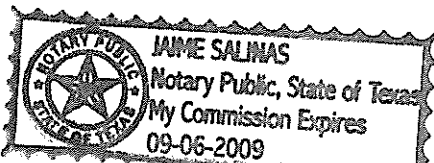
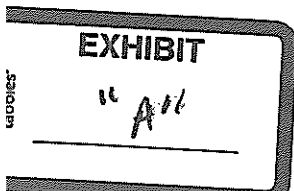


Jaime Salinas  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 12<sup>th</sup> day of November 2008, by Santos Herrera.

Jaime Salinas  
Notary Public, State of Texas



AFFIDAVIT  
Barney Groves Drive  
Lots # 9 & 10

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day, personally appeared Reynaldo Guerrero who, on his oath, deposes and says, as follows:

I Reynaldo Guerrero hereby swear and declare that the following statements are true and correct and am within my personal knowledge:

1. I currently reside at 2209 Barney Groves Drive Hidalgo County, Texas. And have resided at 2209 Barney Groves Drive since 1999 I am familiar with the portion of the roadway commonly known as "Barney Groves Drive" (the Roadway) as shown on the attached subdivision plat.
2. I declare that for the last 9 years, the Roadway has been open to and used by the general public, has been open, adverse and under a claim of right under the plat of Barney Groves Subdivision being filed in Hidalgo County, Texas and without consent of the persons filing such plat. Furthermore the including but not limited to various parties who use the Roadway for ingress and egress to their lands;

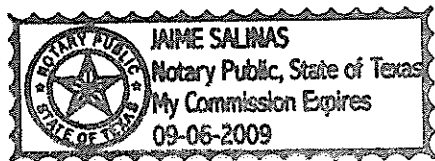
I make this affidavit for the purpose of setting of record the facts required to establish this Roadway to be a public county road.

WITNESS my hand this the \_\_\_ day of \_\_\_ November, 2008.

Reynaldo Guerrero  
Signature

\_\_\_\_\_  
Signature

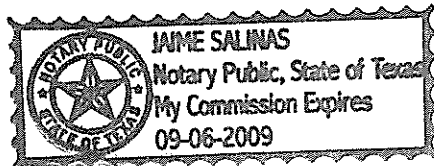
SWORN TO AND SUBSCRIBED BEFORE ME, by Reynaldo Guerrero Hidalgo County, Texas, this the 12<sup>th</sup> day of November, 2008.



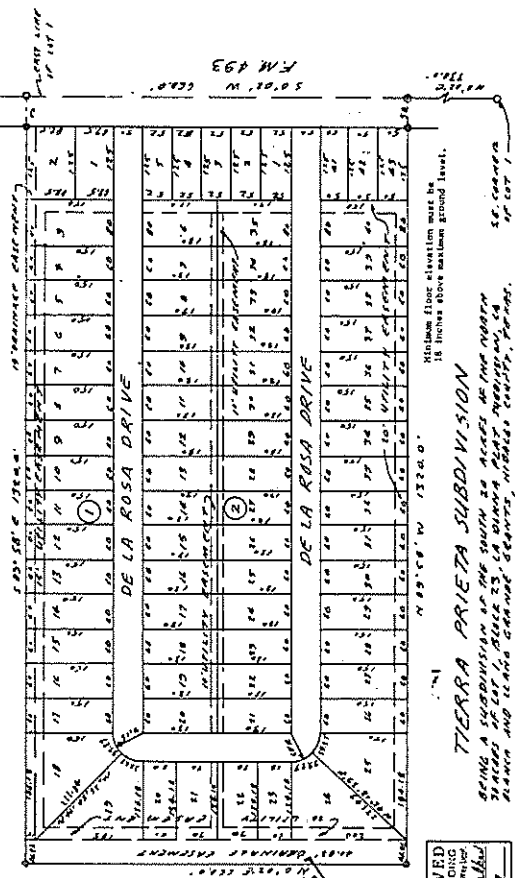
Jaime Salinas  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 12<sup>th</sup> day of November 2008, by Reynaldo Guerrero.



Jaime Salinas  
Notary Public, State of Texas



**APPROVED FOR RECORDING**  
 1/23/72  
 11-5-72

**TIERRA PRIETA SUBDIVISION**

BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 34S, RANGE 12E, COUNTY OF HIDALGO, TEXAS, AS SHOWN ON THE SURVEY OF THE SAME AND PART OF SURVEY NO. 1 OF 1972.

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

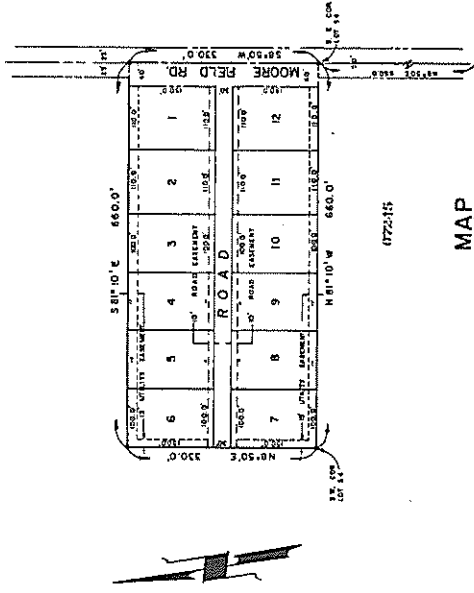
APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72



**MAP OF BARNEY GROVES SUBDIVISION**

BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 34, BLOCK 3, LA ROMA RANCH CITRUS GROVES, UNIT NO. 1, HIDALGO COUNTY, TEXAS

CONTAINING 30 AC OF LAND MORE OR LESS

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

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 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
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 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

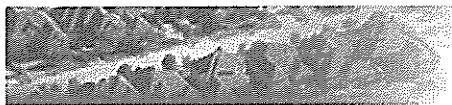
APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72

APPROVED FOR RECORDING  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 1/23/72



## Hidalgo County Appraisal District

WORK IN PROGRESS

Data on this website may represent working values and may change at any time

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- [Advanced Search](#)
- Other**
- [Taxing Units](#)
- [Neighborhoods](#)
- [Abstracts](#)
- [Subdivisions](#)

### Property Search Results

Property ID	Owner Name	Legal Description	Value
R122317	MARES, LEONCIO & BLANCA	BARNEY GROVES LOT 1	\$27,729
R122318	MARES, LEONCIO & BLANCA	BARNEY GROVES LT 2	\$89,188
R122319	RODRIGUEZ, JUAN M & LETICIA	BARNEY GROVES LOT 3	\$51,827
R122320	FLORES, JOSE G	BARNEY GROVES LT 4	\$35,124
R122321	URBINA, OMAR & MARIA NELDA	BARNEY GROVES LT 5	\$89,470
R122322	GARCIA, HERIBERTO	BARNEY GROVES LT 6	\$66,379
R122323	GARCIA, HERIBERTO	BARNEY GROVES LT 7	\$30,049
R122324	HERRERA, SANTOS	BARNEY GROVES LT 8	\$23,235
R122325	GUERRERO, REYNALDO	BARNEY GROVES LT 9	\$12,040
R122326	GUERRERO, REYNALDO	BARNEY GROVES LT 10	\$12,040
R122327	MARES, LEONCIO & BLANCA	BARNEY GROVES LT 11	\$12,052
R122328	MARES, LEONCIO & BLANCA	BARNEY GROVES LT 12	\$19,601



**METES AND BOUNDS DESCRIPTION  
0.43 OF ONE ACRE OF LAND  
BARNEY GROVES SUBDIVISION  
HIDALGO COUNTY, TEXAS**

A tract of containing 0.43 of one acre, situated in Hidalgo County, Texas and also being all of that private road shown on **BARNEY GROVES SUBDIVISION**, map reference; Volume 20, Page 195, H.C.M.R. and said 0.43 of one acre of land also being more particularly described as follows;

**BEGINNING** on a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the southeast corner of said Lot 1 of said Barney Groves Subdivision, the West right-of-way line of Moore Field Blvd., and the North right-of-way line of said private road, for the northeast corner of this tract;

**THENCE**, S 08° 53' 13" W (S 08° 50' 00" W), along the West right-of-way line of said Moore Field Blvd., a distance of 30.00 feet to a 1/2" iron rod found on the northeast corner of said Lot 12 of said Barney Groves Subdivision and the South right-of-way line of said private road, for the southeast corner of this tract;

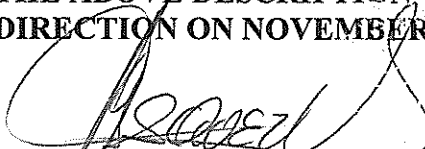
**THENCE**, N 81° 06' 47" W (N 81° 10' 00" W), along the South right-of-way line of said private road, a distance of 620.00 feet, to a 1/2" iron rod found on the northwest corner of Lot 7 of said Barney Groves Subdivision, for the southwest corner of this tract;

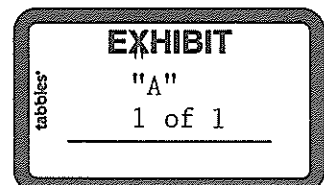
**THENCE**, N 08° 53' 13" E (N 08° 50' 00" E), along the West line of said Barney Groves Subdivision, a distance of 30.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the southwest corner of Lot 6 of said Barney Groves Subdivision and the North right-of-way line of said private road, for the northwest corner of this tract;

**THENCE**, S 81° 06' 47" E (S 81° 10' 00" E), along the North right-of-way line of said private road, a distance of 620.00 feet to the **POINT OF BEGINNING**, containing 0.43 of one acre of land, more or less.

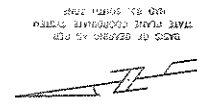
Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983**, South Zone.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON NOVEMBER 26, 2008.**

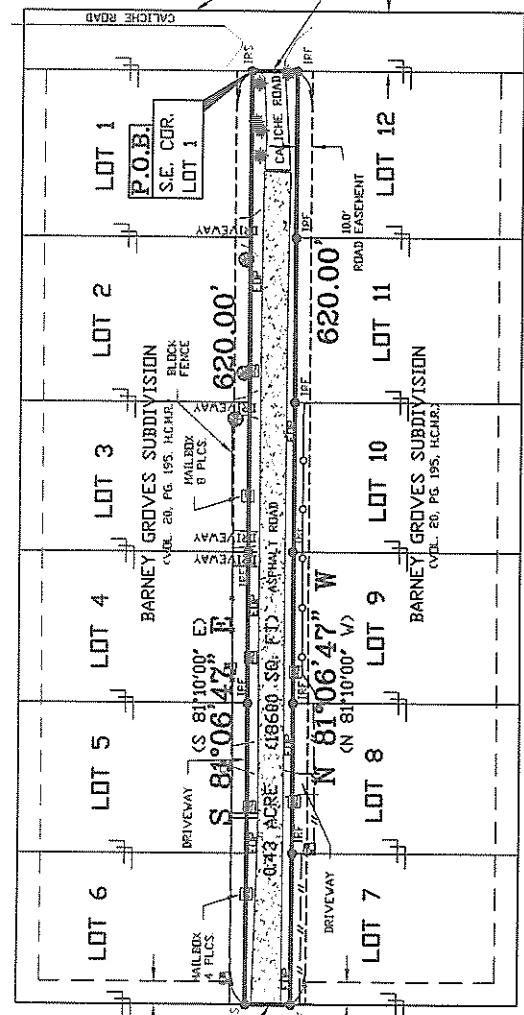
  
**Carlos Vasquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors, LLC



E MOORE FIELD BLVD.



SCALE: 1" = 100.00'



**EXHIBIT**  
"A"  
2 of 2

- LEGEND**
- IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS"
  - IRF = FOUND 1/2" IRON ROD
  - ☐ = MAIL BOX
  - ☐ = WATER METER
  - ☐ = PALM TREE
  - ☐ = TREE
  - |— = CEDAR FENCE
  - O— = WIRE FENCE
  - X— = CHAIN LINK FENCE
  - R.O.W. = RIGHT OF WAY
  - EOP = EDGE OF PAVEMENT
  - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
  - H.C.M.R. = HIDALGO COUNTY MAP RECORDS

- NOTES:**
1. SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRATERRITORIAL JURISDICTION OF SAID PROPERTY.
  2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY BE SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.
  3. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.19 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5292C, VERNON'S TEXAS CIVIL STATUTES.

**JH**  
**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (956) 668-1585

**PROJECT INFORMATION**

SURVEYED DATE:	11/26/08
JOB NO.:	081105
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	1

**LEGAL DESCRIPTION**

This plat is a true and correct representation of a survey made on the ground of the property located at MOORE FIELD BLVD., Hidalgo County, Texas, described as follows: 0.43 OF ONE ACRE OUT OF LOTS 1 THRU 12, BARNEY GROVES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 20, Page 155, Map Records, Hidalgo County, Texas.

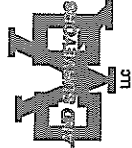
**FLOOD DESIGNATION**

The flood designation for this property is "Zone X" which are "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". As per F.E.M.A.'s Flood Insurance Rate Map Panel No. 480334 0280 D  
Map Revised: June 6, 2000  
Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

**SURVEYOR'S CERTIFICATION**

I, Carlos Vasquez, Registered Professional Land Surveyor, certify that the above is a true and accurate plat of the lands as surveyed under my direction on November 26, 2008, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, participating improvements, easements or right-of-way, except as shown.

Carlos Vasquez  
R.P.L.S. NO. 4608  
STATE OF TEXAS



517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
Ph: (956) 618-1551  
Fax: (956) 618-1547  
www.cvo.com