





**NOTE.**  
 This MAP encompasses certain lands of the "RETAMA GROVES" Sub-Division as hereinafter set forth. All of Block No. 4 & 5. All of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 in Block 3, also the East 1/2 of Lots 1, 2, 3, 4, 5, 6, 7, 8, & 11 in Block 3. Total Acreage - 442.00. The balance (487.12Ac) of the 1000 Acres herein described is out of "Retama Pasture".

**Note**  
 All dimensions are to  $\frac{1}{2}$  of Roads.

**MAP**  
 OF  
**RAMSEYER GARDENS**  
 OF A PART OF  
**THE RETAMA TRACT**  
 HIDALGO COUNTY TEXAS

Described by Metes & Bounds as follows:

Beginning at a Point, said Point being the intersection of the West line of R.O.V. of Hidalgo County Water & Imp. District No. 13 Drainage Ditch, with the Center Line of the Monte Christo Road. Thence N 67° 58' E, a distance of 2432.07 to a Point. Thence N 40° 20' E, a distance of 267.93 to a Point. Thence N 78° 30' E, a distance of 289.25 to a Point. Thence S 81° 21' E, a distance of 1074.4 to a Point. Thence N 67° 58' E, a distance of 180.0 to a Point. Thence N 34° 15' E, a distance of 231.0 to a Point. Thence N 67° 58' E, a distance of 2222.0 to a Point. Thence N 20° 25' W, a distance of 330.3 to a Point. Thence N 50° 26' W, a distance of 619.0 to a Point. Thence N 17° 32' W, a distance of 1082.26 to a Point. Thence N 83° 43' W, a distance of 448.8 to a Point. Thence N 19° 55' W, a distance of 322.0 to a Point. Thence N 81° 37' W, a distance of 338.07 to a Point. Thence S 67° 25' W, a distance of 1007.2 to a Point on Center Line of Monte Christo Road. Thence along said Center Line a distance of 2462.24 to a Point and Place of beginning. Containing 260.37 Acres ±.

Beginning at a Point, said Point being the intersection of the East Row line of the above-mentioned Drainage Ditch, with the Center Line of the Monte Christo Road. Thence N 67° 58' E, a distance of 2375.0 to a Point. Thence N 40° 20' E, a distance of 240.0 to a Point. Thence N 78° 30' E, a distance of 189.15 to a Point. Thence S 81° 21' E, a distance of 267.9 to a Point. Thence S 67° 25' W, a distance of 2621.5 to a Point on Center Line of Monte Christo Road. Thence along said Center Line a distance of 667.75 to a Point and Place of beginning. Containing 32.65 Acres ±. Total acreage in both Tracts = 1000.0 Acres ±.

I, J. T. WARD, a Surveyor do hereby certify that the foregoing Map is true and correct as plotted by me from available data and checked upon the ground, this 8<sup>th</sup> day of April, A. D. 1947.

Signed *J. T. Ward*

Sworn and subscribed to before me this 20<sup>th</sup> day of April, A. D. 1947.

Notary Public in and for Hidalgo County Texas *T. O. Mitchell*  
 T. O. Mitchell