

72017254

METES & BOUNDS DESCRIPTION

2571 MACARTHUR VIEW
San Antonio, Texas

Being a 0.619 acre tract of land out of a 0.80 acre tract of land, being a portion of Tract 15, New City Block 12097, being out of the Antonio Perez Survey 10, Abstract 571, County Block 5013, being out of the same tract of land (called 1 acre, SAVE AND EXCEPT the Southeasterly 0.2 acres) as described in a Warranty Deed from Fannie G. Hurst Bridges and William Bridges to William C. Cheshire recorded in Volume 6827, Page 1, Deed Records, Bexar County, Texas, said 0.62 acre tract being more particularly described as follows:

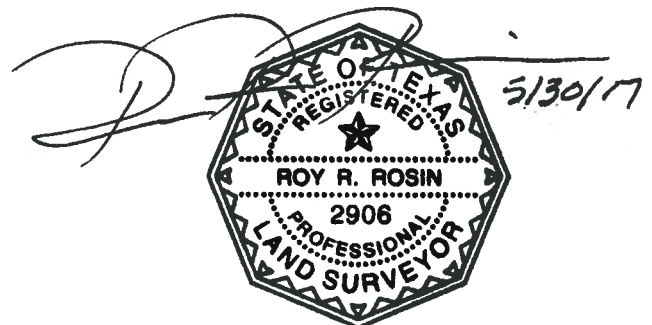
BEGINNING at a ½" Pipe found on the northerly R.O.W. line of MACARTHUR VIEW (per plat – BITTERS ROAD, a 60' Public R.O.W.) for the west corner of the herein described 0.62 acre tract, the south corner of a 1.217 acre tract (Parcel 3) conveyed to the North East Independent School District in Volume 1249, Page 939, Real Property Records Bexar County, Texas;

THENCE, along the southerly boundary line of said 1.217 Acre Tract, N 49° 47' 50" E, 261.17 feet to a 1" pipe found marking the north corner of the herein described tract and the east corner of said 1.22 Acre Tract, also lying on the southerly R.O.W. line of SOMMERS DRIVE (a 47.5' Variable Width Public R.O.W.);

THENCE, S 31° 46' 19" E, 104.61 feet to a ½" iron rod set with yellow cap marked Rosin Grp 2906 along the southwest R.O.W. line of SOMMERS DRIVE to the easternmost corner of the herein described tract being also the northernmost corner of a 0.18 acre tract as described in Volume 15379, Page 3428, Bexar County Deed Records:

THENCE, S 45° 57' 40" W, 224.79 feet to a 1/4" iron rod marking the West corner of Lot 20, N.C.B. 12097, Forbes Subdivision, according to a map or plat as recorded in Volume 9000, Page 6, Deed and Plat Records, Bexar County, Texas, also being on the northeast R.O.W. line of said MACARTHUR VIEW;

Thence along said MACARTHUR VIEW R.O.W. line, N 50° 30' 20" W, 120.46 feet to the **POINT OF BEGINNING**.



Rosin Group, Inc.
10051500