



LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PTP - PINCHED TOP PIPE
E.A.E. - EMERGENCY ACCESS EASEMENT
EOA - EDGE OF ASPHALT

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTION(S) PROVIDED BY CLIENT; THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY; ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

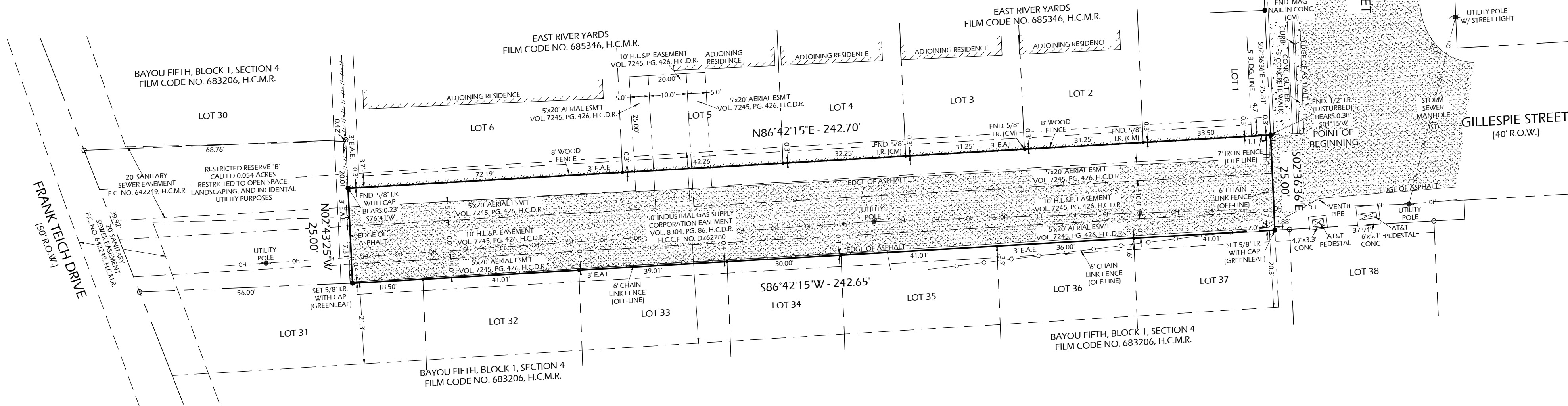
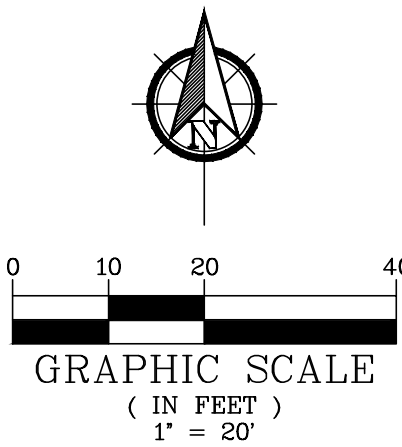
FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0690N DATED 01-06-2017.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

0.1393 ACRES (6,066 SQUARE FEET) OF LAND

BEING A TRACT OR PARCEL CONTAINING 0.1393 ACRES (6,066 SQUARE FEET) OF LAND, SITUATED IN THE D. GREGG SURVEY, ABSTRACT NO. 283 IN HARRIS COUNTY, TEXAS, AND BEING A PORTION OF THE NORTH 25.00 FEET OF GILLESPIE STREET (50.0 FEET WIDE) ABANDONED BY THE CITY OF HOUSTON BY ORDINANCE NO. 70-200 RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. D075402, HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND CONVEYED TO IRENE S. WOLFF BY DEED RECORDED IN H.C.C.F. NO. D065932, H.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: WITH ALL BEARINGS BASED ON THE RECORDED PLAT OF EAST RIVER YARDS UNDER FILM CODE NO. 685346, HARRIS COUNTY MAP RECORDS (H.C.M.R.): BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF PRESS STREET (50.0 FEET WIDE) AT THE SOUTHEAST CORNER OF EAST RIVER YARDS, A 2.0889 ACRE SUBDIVISION IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS RECORDED UNDER FILM CODE NO. 685346, H.C.M.R., FROM WHERE A FOUND 1/2 INCH IRON ROD (DISTURBED) BEARS S04°15'W-0.38 FEET, AND SAME BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.1393 ACRE PORTION OF THE NORTH 25.00 FEET OF THE ABANDONED GILLESPIE STREET (50.0 FEET WIDE); THENCE, S 02°36'36" E, WITH THE EAST LINE OF THIS DESCRIBED 0.1393 ACRE TRACT OF LAND, SAME BEING THE WEST RIGHT OF WAY LINE OF SAID PRESS STREET (50.0 FEET WIDE), A DISTANCE OF 25.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (STAMPED GREENLEAF) FOR THE SOUTHEAST CORNER; THENCE, S 86°42'15" W, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED 0.1393 ACRE TRACT AND THE ORIGINAL CENTERLINE OF GILLESPIE STREET (50.0 FEET WIDE), A DISTANCE OF 242.65 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (STAMPED GREENLEAF) FOR THE SOUTHWEST CORNER, AND THIS SAID SOUTH LINE ALSO BEING THE COMMON NORTH LINE OF BAYOU FIFTH, BLOCK 1, SECTION 4, RECORDED UNDER FILM CODE NO. 683206, H.C.M.R.; THENCE, N 02°43'25" W, WITH THE WEST LINE OF THIS DESCRIBED 0.1393 ACRE TRACT, SAME BEING THE EAST LINE OF A RESTRICTED RESERVE "B" OF SAID BAYOU FIFTH SUBDIVISION, A DISTANCE OF 25.00 FEET TO A POINT FOR THE NORTHWEST CORNER, FROM WHERE A FOUND 5/8 INCH IRON ROD WITH CAP BEARS S76°41'W-0.23 FEET; THENCE, N 86°42'15" E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED 0.1393 ACRE PORTION OF THE NORTH 25.00 FEET OF GILLESPIE STREET (50.0 FEET WIDE), SAME BEING THE SOUTH LINE OF SAID EAST RIVER YARDS SUBDIVISION, A DISTANCE OF 242.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.1393 ACRES (6,066 SQUARE FEET) OF LAND.

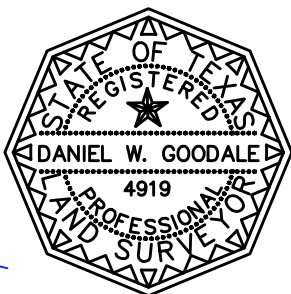


A BOUNDARY WITH IMPROVEMENTS SURVEY OF

A TRACT OR PARCEL CONTAINING 0.1393 ACRES (6,066 SQUARE FEET) OF LAND, SITUATED IN THE D. GREGG SURVEY, ABSTRACT NO. 283 IN HARRIS COUNTY, TEXAS, AND BEING A PORTION OF THE NORTH 25.00 FEET OF GILLESPIE STREET (50.0 FEET WIDE) ABANDONED BY THE CITY OF HOUSTON BY ORDINANCE NO. 70-200 RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. D075402, HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND CONVEYED TO IRENE S. WOLFF BY DEED RECORDED IN H.C.C.F. NO. D065932, H.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON

(ALL BEARINGS BASED ON THE RECORDED PLAT OF EAST RIVER YARDS UNDER FILM CODE NO. 685346, HARRIS COUNTY MAP RECORDS (H.C.M.R.))

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



4115 GILLESPIE STREET
HOUSTON, TEXAS 77020

DATE: 06-16-2025

REVISION:

DRAWN BY: E.J.L.

APPROVED BY: DWG

PROJECT NO: GL-13753

CLIENT

KARLA SEGURA
238 MEADOW LEA DR
HOUSTON, TX 77022



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