

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.);

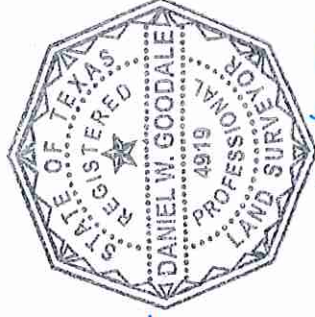
BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF PRESS STREET (50 FEET WIDE) AT THE SOUTHEAST CORNER OF EAST RIVER YARDS, A 2.0889 ACRE SUBDIVISION IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS RECORDED UNDER FILM CODE NO. 685346, H.C.M.R., FROM WHERE A FOUND ½ INCH IRON ROD (DISTRUBED) BEARS S04° 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.



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TEXAS REGISTERED FIRM NO. 10193977

6/16/2025