

JOHN R. HARRIS
SURVEY
ABSTRACT

SCALE 1"=50'

RESERVE "E"
GLENBROOK VALLEY
SECTION 12
VOL. 88, PG. 32
M.R.H.C.

7633 BELLFORT
PROPERTY OWNER LLC
C.F. NO. RP-2025-81471
O.P.R.H.C.

BELLFORT STREET
(PLATTED AS BELLFORT AVENUE)
(100' R.O.W.)

LINE	BEARING	DISTANCE
L1	N 31°59'53" E	50.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2814.85'	48.88'	0°59'42"	N 83°18'09" W	48.88'
C2	25.00'	47.91'	109°47'39"	N 27°54'29" W	40.91'
C3	740.00'	64.69'	5°00'32"	N 29°29'37" E	64.67'
C4	356.22'	140.80'	22°38'46"	N 20°40'30" E	139.88'

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO GEULA ENTERPRISES LP, RECORDED IN COUNTY CLERK'S FILE NO. Y90117 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY IS CERTIFIED TO RUDI YEROSHAMI FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE CLIENT, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.620 ACRES (70,549 SQUARE FEET) SITUATED IN THE JOHN R. HARRIS SURVEY, ABSTRACT 27, HARRIS COUNTY, TEXAS, BEING OUT OF RESERVE "E", OF GLENBROOK VALLEY, SECTION 12, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 88, PAGE 32, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.



LEGEND

 CONCRETE
 BRICK
 WATER METER
 FIRE DEPARTMENT CONNECTION
 B.L. = BUILDING LINE

FENCE
—●—●—● CHAIN
—□— METAL
—//—//—// WOOD

SET 1/2" I.R.
© W/CAP MARKER
"SURVEY 1"

✚ FIRE HYDRANT
✚ WATER VALVE



SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 23, 2026 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD BUSSE
FBI SA / 498

CLIENT: RUDI YEROSHALMI

ADDRESS:
7603 BELLFORT STREET

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Survey 1, Inc.
Your Land and Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: WT	TECH: SF
DRAFTER: JB	FINAL CHECK: EF
DATE: MAR. 31, 2026	
JOB# 3-163298-26	