



LOCATION MAP

LEGEND

- 1/2" IRON ROD FOUND (SEE NOTES)
- 1/2" IRON ROD SET
- EXISTING CONTOURS
- COUNTY BLOCK
- EASEMENT
- E, G, T AND CA, T ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- D.E.D. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
- ⊕ ELECTRICAL POWER POLE

CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	039°03'07"	27.56'	20.00'	S88°17'31"W	25.46'
C2	100°19'56"	35.00'	20.00'	S02°02'37"W	30.70'
C3	030°40'38"	21.65'	20.00'	N86°34'29"E	20.45'
C4	100°50'18"	35.25'	20.00'	S81°28'29"W	30.80'
C5	027°09'58"	35.56'	20.00'	N61°15'54"W	30.23'
C6	018°04'54"	35.06'	125.00'	N58°45'25"W	34.97'
C7	018°04'54"	18.24'	65.00'	S58°48'28"E	18.15'
C8	027°09'58"	64.01'	135.00'	S57°15'54"E	63.47'

SURVEYOR'S NOTES:
 1. COORDINATE SYSTEM ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, SOME DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COORDINATE GRID NETWORK.
 2. CONVERSE SPOONHILL SURFACE.
 3. BEARING ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
 4. CONTOURS FOR BEAR COUNTY, TEXAS.

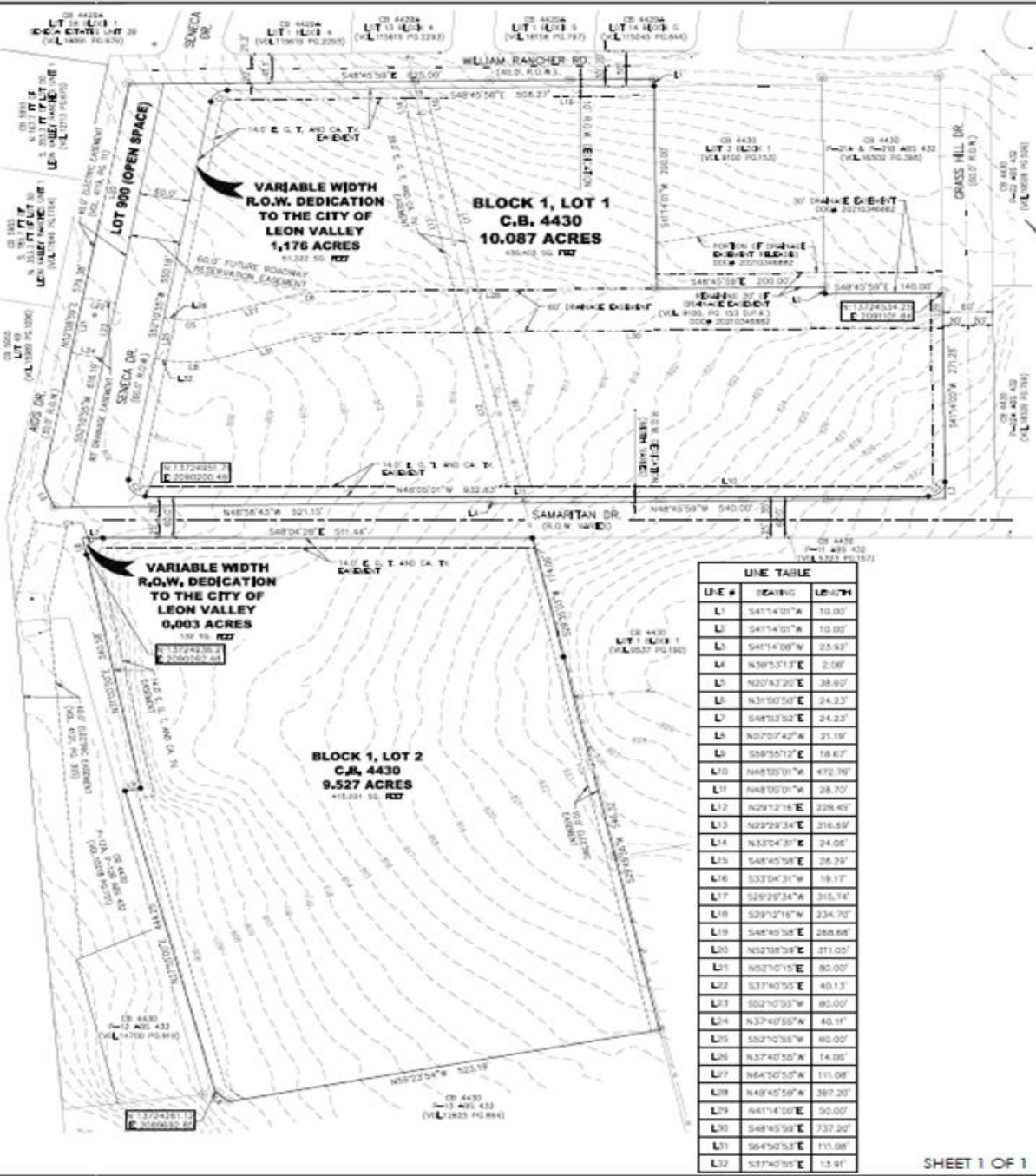
PLAT NOTES:
 THE NUMBER OF BULKHEAD CHANGING UNITS (BCHU) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
CAPACITY FEE PAYMENT NOTES:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
C.P.S. ENERGY NOTES:
 THE CITY OF LEON VALLEY HAS A CONTRACT WITH THE UTILITY COMPANY TO INSTALL AND MAINTAIN A WATER METER AND A WASTEWATER METER AT THE PROPERTY LOCATED AT THE ADDRESS INDICATED IN THE PLAT. THE UTILITY COMPANY HAS AGREED TO INSTALL AND MAINTAIN THE METERS AT THE PROPERTY LOCATED AT THE ADDRESS INDICATED IN THE PLAT. THE UTILITY COMPANY HAS AGREED TO INSTALL AND MAINTAIN THE METERS AT THE PROPERTY LOCATED AT THE ADDRESS INDICATED IN THE PLAT. THE UTILITY COMPANY HAS AGREED TO INSTALL AND MAINTAIN THE METERS AT THE PROPERTY LOCATED AT THE ADDRESS INDICATED IN THE PLAT.

STATE OF TEXAS
COUNTY OF BEAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT TO THE MATTER OF STREET, LOT, AND GARAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SHARED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE LEON VALLEY PLANNING COMMISSION.

 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY _____ BEARDED BEARDS, BEARS AND BEARDS.

PROFESSIONAL LAND SURVEYOR
 I HEREBY CERTIFY THAT THE ABOVE PLAT SHALL NOT BE RECORDED FOR ANY PURPOSES UNLESS IT IS RECORDED FOR BEAR PURPOSES BY _____ BEARDED BEARDS, BEARS AND BEARDS.

 LICENSED PROFESSIONAL LAND SURVEYOR



LINE #	BEARING	LENGTH
L1	S41°14'01"W	10.00'
L2	S41°14'00"W	23.92'
L3	N39°53'13"E	2.08'
L4	N00°43'20"E	38.80'
L5	N31°50'50"E	24.23'
L6	S48°13'30"E	24.23'
L7	N07°07'42"W	21.19'
L8	S68°50'12"E	18.67'
L9	S48°10'01"W	472.70'
L10	N48°10'01"W	28.70'
L11	N09°12'11"E	228.43'
L12	N22°29'34"E	216.69'
L13	N33°04'30"E	24.06'
L14	S48°45'58"E	28.29'
L15	S33°30'17"W	18.17'
L16	S29°29'34"W	315.74'
L17	S29°12'16"W	234.70'
L18	S48°45'58"E	268.68'
L19	N52°08'39"E	311.05'
L20	N52°08'11"E	80.00'
L21	S37°40'55"E	40.13'
L22	S52°08'39"W	85.00'
L23	N37°40'50"W	40.11'
L24	S52°08'39"W	80.00'
L25	N37°40'50"W	14.00'
L26	N64°30'33"W	111.00'
L27	N48°45'58"W	387.20'
L28	N41°14'00"E	50.00'
L29	S48°45'58"E	237.20'
L30	S64°52'53"E	115.08'
L31	S37°40'55"E	13.91'

PLAT NUMBER XXXXXX

SUBDIVISION PLAT OF GRASS HILL ESTATES LOTS 1 & 2

BEING 23.522 ACRES OF LAND CONVERTED TO OWNERS NAMED FROM RECORDED DEEDS CONSISTING OF PARCELS P-108 AND P-109 (3.345 AC.) VOLUME 58238, PAGE 760; P-100 (0.622 AC.) VOLUME 58238, PAGE 775; P-100 (0.622 AC.) VOLUME 58238, PAGE 776; P-107 (2.027 AC.) VOLUME 58238, PAGE 758; P-108 (0.7 AC.) P-100 (0.7 AC.) VOLUME 58238, PAGE 763; P-108 (0.7 AC.) VOLUME 58238, PAGE 770; P-10 (0.7 AC.) P-10 (0.7 AC.) VOLUME 58238, PAGE 765; P-23 (0.324 AC.) VOLUME 58238, PAGE 752; P-33 (0.463 AC.) VOLUME 58238, PAGE 752; P-100 (0.250 AC.) VOLUME 58077, PAGE 1859, ALL OUT OF THE SEEM LOSOVIA SURVEY 182, ABS 432, CB 840, AND P15 (2.143 AC.) P15 (0.390 AC.) P-16A (1.0 AC.) VOLUME 58238, PAGE 747 OUT OF THE UNNATY TRACT, FELIX LOSOVIA SURVEY NO 387, ABS 432, GRASS HILL RECORDS BEING IN DEED AND PROPERTY RECORDS, BEAR COUNTY, TEXAS.



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DATE OF PRINT: December 8, 2022

STATE OF TEXAS
COUNTY OF BEAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PRESENCE OF THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, CERTAIN AREAS SHOWN AS PART OF AN EXCLUSIVE OR PLANNED DEVELOPMENT, FOR USE AS GREEN, PLAY, PARKS, WATER COURSE, CANALS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER/DEVELOPER: CITY OF LEON VALLEY
 400 S. VANCE RD.
 LEON VALLEY, TX 75858
 (336) 484-1011

STATE OF TEXAS
COUNTY OF BEAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED _____ EVIDENT TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH, WITHIN MEET MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20__.

 NOTARY PUBLIC, BEAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF LEON VALLEY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

 CITY ENGINEER
 THE PLAT OF GRASS HILL ESTATES LOTS 1 & 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AND DULY RECORDED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20__
 BY: _____ MAYOR
 BY: _____ CITY SECRETARY
STATE OF TEXAS
COUNTY OF BEAR
 I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20__ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20__ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTAMENT WHEREIN, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20__.

 COUNTY CLERK, BEAR COUNTY, TEXAS
 BY: _____ DEPUTY