

JUAN MARTIN DE VERAMENDI
TWO LEAGUE GRANT SURVEY NO. 1
ABSTRACT NO. 2
COMAL COUNTY, TEXAS

NOTES:

THE BEARINGS ARE BASED ON GRID NORTH OF THE TEXAS
COORDINATE SYSTEM, NAD83(03), SOUTH CENTRAL ZONE (ZONE
4204). SURFACE ADJUSTMENT FACTOR OF 1.00014.

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

ALL CORNERS ARE MARKED WITH 1/2" IRON PINS WITH PLASTIC
CAPS UNLESS WHERE OTHERWISE NOTED.

REFERENCED PROPERTY DOES LIE WITHIN THE F.I.R.M. (FLOOD
INSURANCE RATE MAP) COMAL COUNTY, TEXAS AND INCORPORATED
AREAS AS DEFINED BY MAP NO. 48091C0435F, DATED: SEPTEMBER
2, 2009.

LOT 1
LANDA PARK ESTATES
VOL. 62, PGS. 463-464
D.R.C.C.T.
BLOCK -1-

RHC/Edgewater, Ltd.,
a Texas limited partnership
DOC. NO. 200206042569

LOTS 1 and 2, BLOCK 1
VOL. 62, PGS. 463-464
D.R.C.C.T.

SCALE IN FEET
0 20
SCALE: 1" = 20'

COMAL SPRINGS

BOUNDARY SURVEY
OF

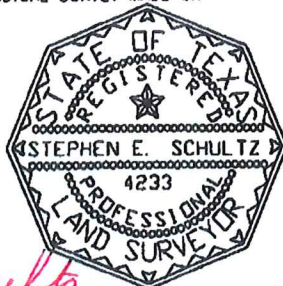
Being 0.114 of an acre of land located in the City of
New Braunfels, Comal County, Texas and also being in
the JUAN MARTIN DE VERAMENDI, TWO LEAGUE GRANT
SURVEY NO. 1, ABSTRACT NO. 2, Comal County, Texas
and being of the Northwest extension of Elizabeth
Avenue as shown on a Subdivision Plat of LANDA PARK
ESTATES, as recorded in Volume 62, Pages 463-464 of
the Deed Records of Comal County, Texas.

STATE OF TEXAS
COUNTY OF COMAL

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE PLAT IS
TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

THIS 22nd DAY OF JULY, 2014 A.D.

THE SCHULTZ GROUP, INC.
BY STEPHEN E. SCHULTZ



STEPHEN E. SCHULTZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4233

7/22/14

CITY OF NEW BRAUNFELS
105.821 ACRES

THE Schultz Group, INC. TEXAS REGISTERED ENGINEERING FIRM F-532 CONSULTING ENGINEERS P.O. BOX 310483 NEW BRAUNFELS, TEXAS 78131		TEXAS LICENSED SURVEYING FIRM 100059-00 LAND SURVEYORS (830) 606-3913 FAX (830) 625-2204	
DRAWN BY: M.H.		DATE: JULY 2014	
CHECKED BY: S.E.S.		JOB NO.: 060314	
		SHEET 3 OF 3	

RECEIVED

NOV 23 2020

BY: