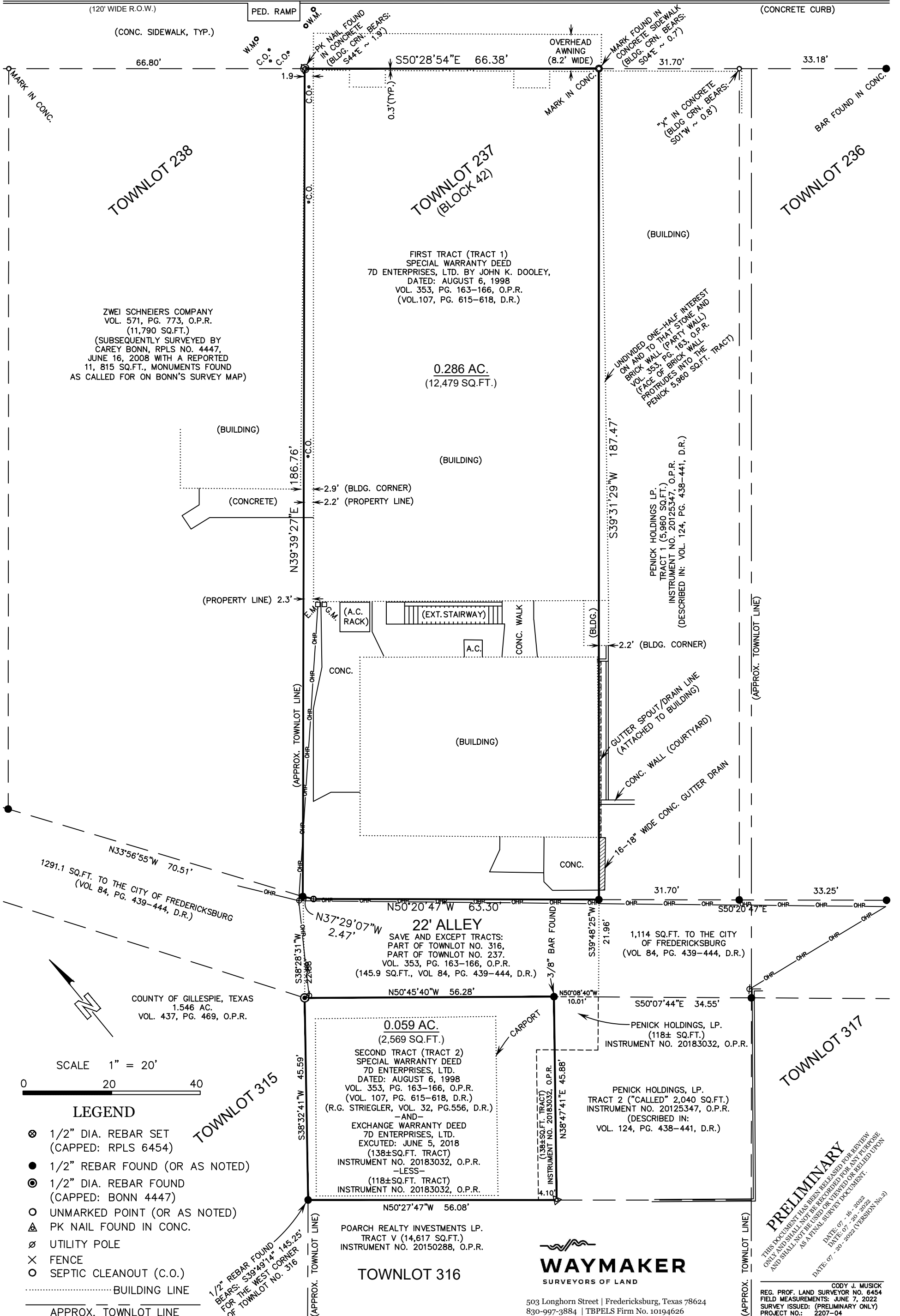


MAP SHOWING TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS,
 BEING PARTS OF TOWNLOT NO. 237 AND TOWNLOT NO. 316, AS SAID TOWNLOTS ARE SHOWN
 ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRANT COMPANY,
 PREPARED AT THE REQUEST OF
7D ENTERPRISES, LTD.

E. MAIN STREET
 (120' WIDE R.O.W.)



ZWEI SCHNEIERS COMPANY
 VOL. 571, PG. 773, O.P.R.
 (11,790 SQ.FT.)
 (SUBSEQUENTLY SURVEYED BY
 CAREY BONN, RPLS NO. 4447,
 JUNE 16, 2008 WITH A REPORTED
 11, 815 SQ.FT., MONUMENTS FOUND
 AS CALLED FOR ON BONN'S SURVEY MAP)

FIRST TRACT (TRACT 1)
 SPECIAL WARRANTY DEED
 7D ENTERPRISES, LTD. BY JOHN K. DOOLEY,
 DATED: AUGUST 6, 1998
 VOL. 353, PG. 163-166, O.P.R.
 (VOL.107, PG. 615-618, D.R.)

0.286 AC.
 (12,479 SQ.FT.)

(A.C. RACK)
 (EXT. STAIRWAY)
 CONC. WALK
 (BLDG.)

22' ALLEY
 SAVE AND EXCEPT TRACTS:
 PART OF TOWNLOT NO. 316,
 PART OF TOWNLOT NO. 237.
 VOL. 353, PG. 163-166, O.P.R.
 (145.9 SQ.FT., VOL. 84, PG. 439-444, D.R.)

0.059 AC.
 (2,569 SQ.FT.)
 SECOND TRACT (TRACT 2)
 SPECIAL WARRANTY DEED
 7D ENTERPRISES, LTD.
 DATED: AUGUST 6, 1998
 VOL. 353, PG. 163-166, O.P.R.
 (VOL. 107, PG. 615-618, D.R.)
 (R.G. STRIEGLER, VOL. 32, PG.556, D.R.)
 -AND-
 EXCHANGE WARRANTY DEED
 7D ENTERPRISES, LTD.
 EXECUTED: JUNE 5, 2018
 (138±SQ.FT. TRACT)
 INSTRUMENT NO. 20183032, O.P.R.
 -LESS-
 (118±SQ.FT. TRACT)
 INSTRUMENT NO. 20183032, O.P.R.

POARCH REALTY INVESTMENTS LP.
 TRACT V (14,617 SQ.FT.)
 INSTRUMENT NO. 20150288, O.P.R.

TOWNLOT 316

UNDIVIDED ONE-HALF INTEREST
 ON AND TO THAT STONE AND
 BRICK WALL (PARTY WALL)
 VOL. 353, PG. 163, O.P.R.
 (FACE OF BRICK WALL
 PROTRUDES INTO THE
 PENICK 5,960 SQ.FT. TRACT)

PENICK HOLDINGS LP.
 TRACT 1 (5,960 SQ.FT.)
 INSTRUMENT NO. 20125347, O.P.R.
 (DESCRIBED IN: VOL. 124, PG. 438-441, D.R.)

GUTTER SPOUT/DRAIN LINE
 (ATTACHED TO BUILDING)
 CONC. WALL (COURTYARD)
 16-18" WIDE CONC. GUTTER DRAIN

1,114 SQ.FT. TO THE CITY
 OF FREDERICKSBURG
 (VOL. 84, PG. 439-444, D.R.)

PENICK HOLDINGS, LP.
 (118± SQ.FT.)
 INSTRUMENT NO. 20183032, O.P.R.

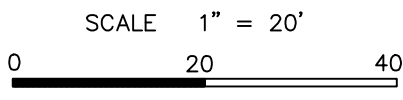
PENICK HOLDINGS, LP.
 TRACT 2 ("CALLED" 2,040 SQ.FT.)
 INSTRUMENT NO. 20125347, O.P.R.
 (DESCRIBED IN:
 VOL. 124, PG. 438-441, D.R.)

WAYMAKER
 SURVEYORS OF LAND

503 Longhorn Street | Fredericksburg, Texas 78624
 830-997-3884 | TBPELS Firm No. 10194626

PRELIMINARY
 THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW
 ONLY AND SHALL NOT BE USED OR VIEWED FOR ANY PURPOSE
 AS A FINAL SURVEY DOCUMENT.
 DATE: 07 - 16 - 2022
 DATE: 07 - 20 - 2022
 DATE: 07 - 20 - 2022 (VERSION No.2)

CODY J. MUSICK
 REG. PROF. LAND SURVEYOR NO. 6454
 FIELD MEASUREMENTS: JUNE 7, 2022
 SURVEY ISSUED: (PRELIMINARY ONLY)
 PROJECT NO.: 2207-04



LEGEND

- ⊗ 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" DIA. REBAR FOUND (CAPPED: BONN 4447)
- UNMARKED POINT (OR AS NOTED)
- ▲ PK NAIL FOUND IN CONC.
- ∅ UTILITY POLE
- × FENCE
- SEPTIC CLEANOUT (C.O.)
- BUILDING LINE
- APPROX. TOWNLOT LINE

1/2" REBAR FOUND
 BEARS: S38°49'14" 145.25'
 FOR THE WEST CORNER
 OF TOWNLOT NO. 316