

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

QUION INVESTORS, INC.
0.1549 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 0.1549 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, being Lot 7B of the Davidson Addition, and being all or a portion of a called 6,750 Sq. Ft. tract described in that deed dated September 26, 2016, from PNC Bank, National Association to Quion Investors, Inc., recorded in Volume 1561, Page 0385 of the Official Records of Washington County, Texas, said 0.1549 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod, lying in the North margin of East Alamo Street (public right-of-way), marking the Southeast corner of the Tommie L. Wellmann Trust called 6,574 Sq.Ft. tract (Tract Fifteen, Volume 1850, Page 203, Official Records of Washington County, Texas), marking the Southwest corner of the original called 6,750 Sq. Ft. tract (hereafter referred to as “original tract”), and marking the Southwest corner of the herein described tract;

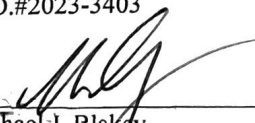
THENCE departing said street margin, along the East line of the Wellmann tract, with the West line of the original tract, N 13deg 00min 00sec W (record bearing for the West line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 112.40 ft., to a found 3/8 inch iron rod, marking the Southeast corner of the St. John A.M.E. Church called approximate 1600 Sq. Ft. tract (Volume 1204, Page 411, Official Records of Washington County, Texas), marking the Southwest corner of the St. John African Methodist Episcopal Church tract (Lot 7A – Davidson Addition, Volume 1131, Page 739, Official Records of Washington County, Texas), marking the Northeast corner of said Wellmann tract, marking the Northwest corner of the original tract, and marking the Northwest corner of the herein described tract;

THENCE along the South line of the St. John African Methodist Episcopal Church tract (Lot 7A – Davidson Addition), with the North line of the original tract, N 76deg 54min 56sec E, 60.00 ft., to a point near chainlink fence corner post, lying in the apparent West line of the Vanessa Mitchell, et al tract (Lot 8B – Davidson Addition, Volume 1858, Page 510, Official Records of Washington County, Texas), marking the apparent Southeast corner of said Lot 7A, marking the apparent Northeast corner of the original tract, and marking the Northeast corner of the herein described tract;

THENCE along a portion of the West line of the Mitchell tract, with the East line of the original tract, S 13deg 01min 04sec E, 112.50 ft., to a found 3/8 inch iron rod, lying in the North margin of the aforementioned East Alamo Street, marking the Southwest corner of said Mitchell tract, marking the Southeast corner of the original tract, and marking the Southeast corner of the herein described tract;

THENCE along the North margin of East Alamo Street, with the South line of the original tract, S 77deg 00min 46sec W, 60.03 ft., to the **PLACE OF BEGINNING** and containing 0.1549 acres of land.

February 6, 2023
W.O.#2023-3403



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.



cm = control monument
 pp = power (utility) pole
 OHE = overhead electric line
 wm = water meter
 gm = gas meter
 p = porch



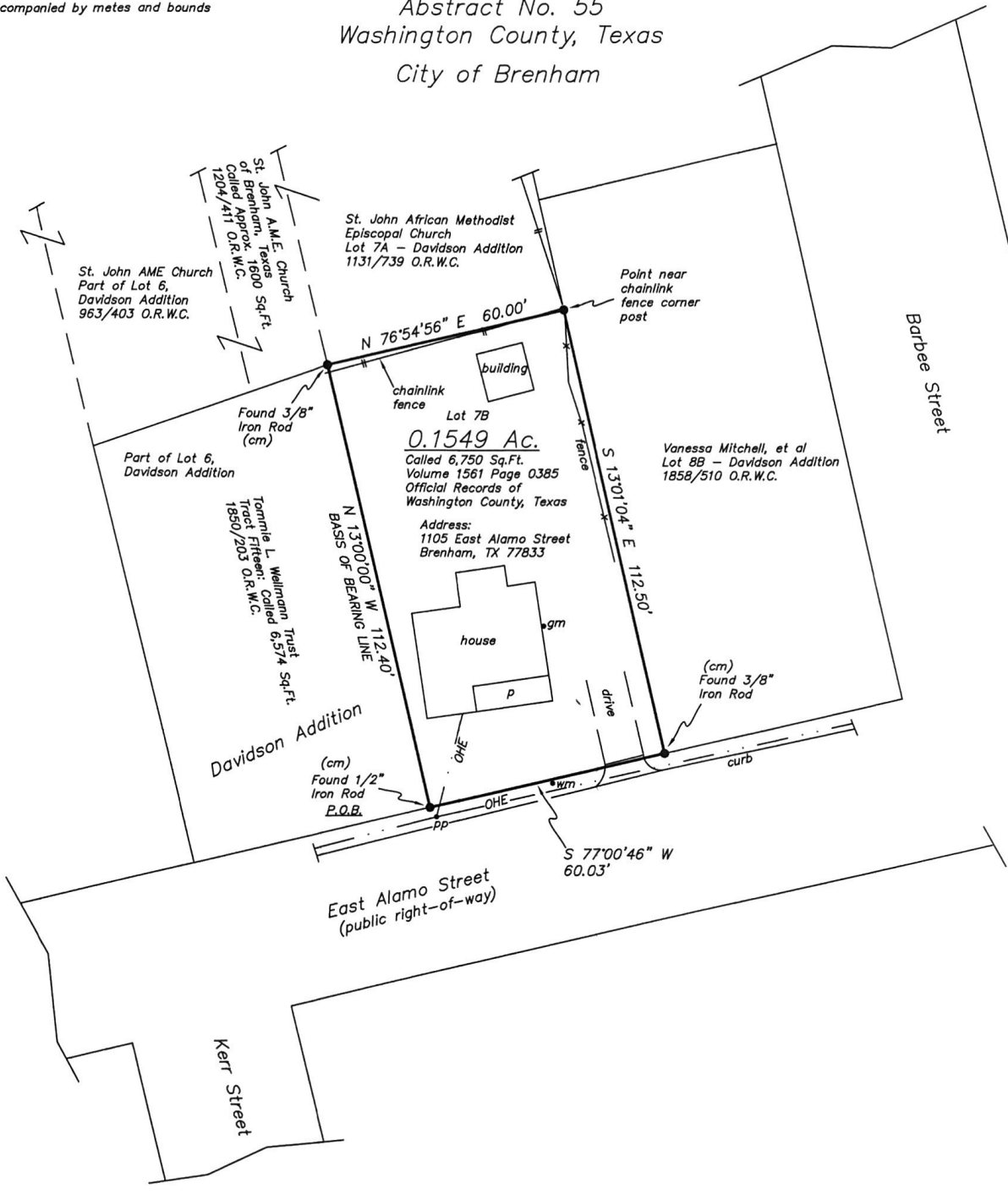
Scale 1" = 30'

Bearings shown hereon are based on the record bearing for the West line of the original called 6750 Sq.Ft. tract, recorded in 1561/0385 O.R.W.C.

The subject tract or lot shown hereon does not appear to lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.

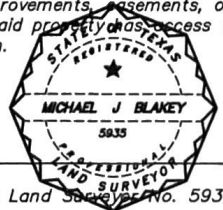
This plat accompanied by metes and bounds description.

A. Harrington Survey
 Abstract No. 55
 Washington County, Texas
 City of Brenham



To: Quion Investors, Inc., DJI Investments, LLC, and Brenham Abstract & Title Company, GF No. 20230101.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 6, 2023, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

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Quion Investors, Inc.

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

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 Burton, Texas 77835

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