

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
1.872 ACRES (81,548 SQUARE FEET) SITUATED  
IN THE ENOCH LATHAM SURVEY, ABSTRACT 50  
FORT BEND COUNTY, TEXAS**

Being a tract of land containing 1.872 acres (81,548 square feet), situated in the Enoch Latham Survey, Abstract 50, Fort Bend County, Texas, being all of a tract of land conveyed unto Iwis LLC by deed as recorded under County Clerk's File No. 2015067846 of the Official Public Records of Fort Bend County, Texas, being out of and a part of a 2.371 acre tract of land as recorded under County Clerk's File No. 2010092203 of the Official Public Records of Fort Bend County, Texas. Said 1.872-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe for the southwest corner and being in the north right-of-way line of McKinnon Road (60.00 feet wide) and being the southeast corner of tract of land conveyed unto Domala Ventures LLC by deed as recorded under County Clerk's File No. 2014122340 of the Official Public Records of Fort Bend County, Texas, same being the southwest corner of a 19.00 feet wide road easement as recorded in Volume 913, Page 67 (8024368) of the Deed Records of Fort Bend County, Texas, and amended under County Clerk's File No. 2004134048 of the Official Public Records of Fort Bend County, Texas;

THENCE North 00°25'46" East, along the east line of said Domala tract, a distance of 308.37 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of said tract herein described;

THENCE North 89°06'24" East, a distance of 207.32 feet to a found 1/2-inch iron rod for an angle point in the north line of the said tract herein described;

THENCE North 89°28'24" East, a distance of 198.76 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of said tract herein described;

THENCE South 00°33'44" West, a distance of 164.68 feet to a found 4-inch wood post for the easterly southeast corner of the said tract herein described;

THENCE South 89°34'08" West, a distance of 299.94 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an interior corner of the said tract herein described;

THENCE South 02°32'40" West, a distance of 145.54 feet to a found 5/8-inch iron rod with illegible cap in the north right-of-way line of said McKinnon Road for the southerly southeast corner of said tract herein described;

THENCE South 89°23'05" West, along the north right-of-way line of said McKinnon Road, a distance of 100.36 feet to the POINT OF BEGINNING and containing 1.872 acres (81,548 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated March 31, 2021, job number 3-94769-21.*

