

Exhibit A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°02'04" E	13.81'
L2	S 28°54'43" E	60.00'
L3	N 43°30'19" W	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	984.93'	9°32'22"	163.99'	N 51°15'52" E	163.80'
C2	1,728.72'	5°28'35"	165.23'	N 58°19'32" E	165.17'
C3	1,816.51'	8°31'28"	270.26'	S 57°21'12" W	270.01'

FIELD NOTES DESCRIBING 2.569
ACRES (111,889 SQ. FT.) TRACT
MUNICIPAL SETTING DESIGNATION SURVEY
SITUATED IN THE THIRD INSTALLMENT KINGS ROW
INDUSTRIAL DISTRICT, BLOCK 7/7941 AND A
PART OF VICEROY DRIVE
SITUATED IN THE JAMES MCLAUGHLIN SURVEY,
ABSTRACT NO. 845, IN THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

LOT 1
BLOCK 4/7941
SECOND INSTALLMENT OF
KINGS ROW INDUSTRIAL DISTRICT
VOL. 560, PG. 2425, D.R.D.C.T.
THE SALVATION ARMY
INST. NO. 201900350580, O.P.R.D.C.T.

PART OF LOT 6
BLOCK 6/7941
1255 VICEROY, LLC
INST. NO. 20070283404, O.P.R.D.C.T.

EMPERESS ROW
(60' RIGHT-OF-WAY)

VICEROY DRIVE
(60' RIGHT-OF-WAY)

2.569 ACRES
111,889 SQ.FT.

PART OF LOT 1
BLOCK 7/7941
THIRD INSTALLMENT OF
KINGS ROW INDUSTRIAL DISTRICT
VOL. 67203, PG. 53, D.R.D.C.T.
SL6 LOGISTICS, LP
INST. NO. 202100296770, O.P.R.D.C.T.

REMAINDER LOT 1
BLOCK 7/7941
CANTEX BH VICEROY, LLC
INST. NO. 202200278767, O.P.R.D.C.T.

N 39°07'51" W 298.17'

P.O.B.
1/2" REBAR
(C.M.)

EMPERESS GROUP REALTY, LLC
INST. NO. 201100005565, O.P.R.D.C.T.

REMAINDER LOT 1
BLOCK 7/7941

290.27'

S 28°25'11" E 311.05'

PART OF LOT 2
BLOCK 7/7941

SL6 LOGISTICS, LP
INST. NO. 202300236237, O.P.R.D.C.T.

1/2" REBAR
"WAI 5714"
(C.M.)

M.K. & T. R.R.
EASEMENT
VOL. 50, PG. 193
D.R.D.C.T.

REMAINDER LOT 2
BLOCK 7/7941

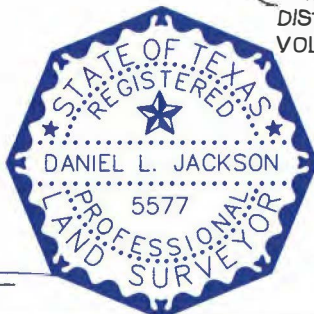
REMAINDER LOT 2
BLOCK 7/7941

BLOCK 97/7940
BROOK HOLLOW INDUSTRIAL
DISTRICT NO. 9
VOL. 50, PG. 193, D.R.D.C.T.



NORTH

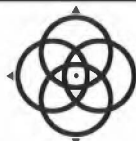
SCALE: 1" = 100'



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING

FILED BY:	DATE: 5/24/2024
DRAWN BY: TD	REV: 1/10/2025
CHECKED BY: DLJ	REV: 02/27/2025
JOB NO. D59678 - MSD-1	REV:
SHEET 1 OF 2	REV:



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FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

Exhibit A

FIELD NOTES DESCRIBING 2.569
ACRES (111,889 SQ. FT.) TRACT
MUNICIPAL SETTING DESIGNATION SURVEY
SITUATED IN THE THIRD INSTALLMENT KINGS ROW
INDUSTRIAL DISTRICT, BLOCK 7/7941 AND A
PART OF VICEROY DRIVE
SITUATED IN THE JAMES McLAUGHLIN SURVEY,
ABSTRACT NO. 845, IN THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

LEGAL DESCRIPTION:

BEING A 2.569 ACRE, OR 111,889 SQUARE FEET TRACT OF LAND SITUATED IN THE JAMES McLAUGHLIN SURVEY, ABSTRACT NUMBER (NO.) 845, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 1 AND 2, BLOCK 7/7941, THIRD INSTALLMENT OF KINGS ROW INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67203, PAGE 53 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), SAME BEING ALL OF THAT TRACT OF LAND DESCRIBED TO SL6 LOGISTICS, LP IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202100296770 OF THE OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO SL6 LOGISTICS, LP IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2022300236237 (O.P.R.D.C.T., AND BEING A PORTION OF VICEROY DRIVE (60' RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT 1/2-INCH REBAR FOUND CONTROLLING MONUMENT (CM) LYING ON A NORTHWEST LINE OF SAID LOT 1, SAID POINT BEING THE NORTH CORNER OF SAID FIRST REFERENCED SL6 LOGISTICS TRACT, AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID VICEROY DRIVE;

THENCE, SOUTH 28 DEGREES 25 MINUTES 11 SECONDS EAST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID VICEROY DRIVE, WITH THE NORTHEAST LINE OF SAID FIRST REFERENCED SL6 LOGISTICS TRACT, OVER, ACROSS AND UPON SAID LOTS 1 AND 2, PASSING AT A DISTANCE OF 290.27 FEET A 1/2-INCH REBAR CAPPED "WAI 5714" FOUND (CM) FOR THE SOUTHEAST CORNER OF SAID FIRST REFERENCED SL6 LOGISTICS TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 311.05 FEET TO A POINT FOR CORNER, SAID POINT LYING ON A SOUTHEAST LINE OF SAID LOT 2 AND ON THE NORTHWEST LINE OF BLOCK 97/7940, BROOK HOLLOW INDUSTRIAL DISTRICT NO. 9, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50, PAGE 193 (D.R.D.C.T.), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,816.51 FEET, A CENTRAL ANGLE OF 08 DEGREES 31 MINUTES 28 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 21 MINUTES 12 SECONDS WEST, - 270.01 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, WITH THE CURVING NORTHWEST LINE OF SAID BLOCK 97/7940, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 270.26 FEET, TO A POINT FOR CORNER;

THENCE, NORTH 39 DEGREES 07 MINUTES 51 SECONDS WEST, DEPARTING THE NORTHWEST LINE OF SAID BLOCK 97/7940, OVER, ACROSS AND UPON SAID SECOND REFERENCED SL6 LOGISTICS TRACT, SAID LOT 2 AND SAID LOT 1, WITH THE SOUTHWEST LINE OF SAID FIRST REFERENCED SL6 LOGISTICS TRACT, A DISTANCE OF 298.17 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID FIRST REFERENCED SL6 LOGISTICS TRACT, SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID VICEROY DRIVE;

THENCE, NORTH 43 DEGREES 30 MINUTES 19 SECONDS WEST, OVER, ACROSS AND UPON SAID VICEROY DRIVE, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID VICEROY DRIVE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 984.93 FEET, A CENTRAL ANGLE OF 09 DEGREES 32 MINUTES 22 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 15 MINUTES 52 SECONDS EAST, - 163.80 FEET;

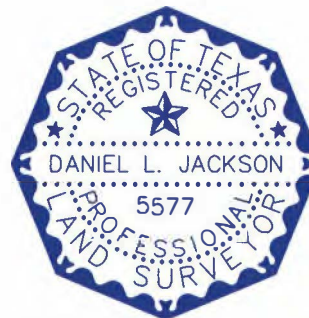
THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID VICEROY DRIVE, THE FOLLOWING COURSES AND DISTANCE:

IN A NORTHEASTERLY DIRECTION, WITH THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF SAID VICEROY DRIVE, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 163.99 FEET, TO A POINT FOR CORNER;

NORTH 56 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 13.81 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,728.72 FEET, A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 35 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 19 MINUTES 32 SECONDS EAST, - 165.17 FEET;

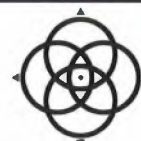
IN A NORTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 165.23 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 28 DEGREES 54 MINUTES 43 SECONDS EAST, OVER, ACROSS AND UPON SAID VICEROY DRIVE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.569 ACRES OR 111,889 SQUARE FEET OF LAND, MORE OR LESS.



Daniel L. Jackson
RPLS No. 6942

FIELD BY:	-	DATE:	5/24/2024
DRAWN BY:	TD	REV:	1/10/2025
CHECKED BY:	MNP	REV:	02/27/2025
JOB NO.	D59678 - MSD-1	REV:	
SHEET 2 OF 2		REV:	



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