

EXHIBIT "A"

DESCRIPTION

A certain tract of land located within the Santa Teresa Grant, projected Sections 26 and 27, Township 28 South, Range 3 East, New Mexico Principal Meridian, Dona Ana County, New Mexico, and being a portion of a parcel of land as described in a Special Warranty Deed, filed in the Office of the County Clerk of Dona Ana County, New Mexico as Instrument No. 0316496 on May 12, 2003; said tract being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

COMMENCING at a 1/2" rebar found at the northeastern-most corner of Parcel 1, Verde-Mesilla Bolson Partition No. 2 recorded in Book 23, Page 87 at the Dona Ana County Clerk's Office on October 11, 2012 along the westerly right-of-way line of New Mexico Highway 273 a.k.a. McNutt Road, **WHENCE** a 5/8" rebar found along the westerly right-of-way line of Highway 273 a.k.a. McNutt Road bears South 27°01'55" East a distance of 210.41 feet;

THENCE South 85°55'44" East a distance of 175.88 feet to the **POINT OF BEGINNING**, **WHENCE** a 3" brass cap stamped "CL CROWDER INVESTMENT CO MILLER AND ASSOC INC 1970 C1 NMLS 3794" found on the easterly right-of-way line of New Mexico 273 a.k.a. McNutt Road, marking the northwest corner of said parent parcel, bears North 27°09'05" West a distance of 613.29 feet;

THENCE leaving the easterly right-of-way line of New Mexico Highway 273 a.k.a. McNutt Road North 62°50'55" East a distance of 40.00 feet to a point;

THENCE South 27°09'05" East a distance of 5.00 feet to a point;

THENCE North 62°50'55" East a distance of 1331.79 feet to a point;

THENCE North 27°09'05" West a distance of 35.00 feet to a point along said remnant parcel and the southeastern corner;

THENCE North 62°50'55" East a distance of 33.82 feet to a point along the easterly boundary of said parent parcel;

THENCE along said easterly boundary South 42°54'15" East a distance of 51.95 feet to a 1/2" rebar found at the southeast corner of said parent parcel;

THENCE along the southerly boundary of said parent parcel South 62°50'55" West a distance of 1419.72 feet to a point on the easterly right-of-way line of New Mexico Highway 273 a.k.a. McNutt Road;

THENCE North 27°09'05" West a distance of 20.00 feet along the easterly right-of-way line of New Mexico Highway 273 a.k.a. McNutt Road to the **POINT OF BEGINNING**.

Tract contains ± 0.5239 acres (22,821 Sq. Ft.), more or less.

SURVEYOR'S CERTIFICATION:

I, Dean S. Christmas, New Mexico Professional Surveyor No. 23788, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this Survey meets the Minimum Standards for Surveying in New Mexico for Legal Descriptions as defined in NMAC 12.8.2.7.a(7); and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

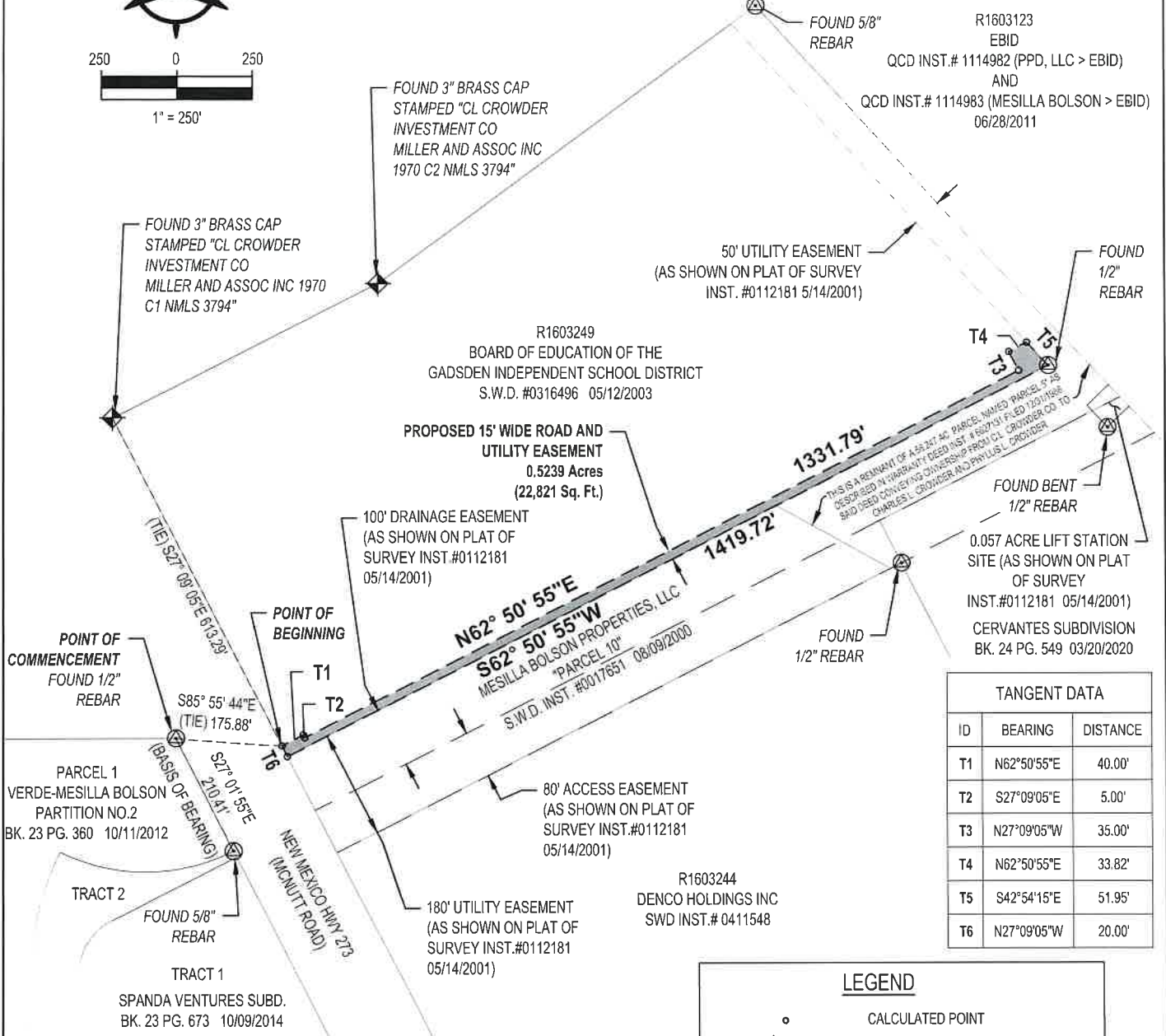
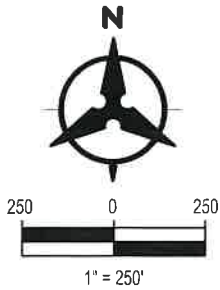


Dean S. Christmas
New Mexico Professional Surveyor 23788

10/26/2022

Date:

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TANGENT DATA		
ID	BEARING	DISTANCE
T1	N62°50'55"E	40.00'
T2	S27°09'05"E	5.00'
T3	N27°09'05"W	35.00'
T4	N62°50'55"E	33.82'
T5	S42°54'15"E	51.95'
T6	N27°09'05"W	20.00'

LEGEND

- CALCULATED POINT
- FOUND SURVEY MONUMENT AS NOTED
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING TRACT LINE

NOTES:

1. THIS SURVEY IS BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, US SURVEY FOOT.
2. DISTANCES ARE GROUND DISTANCES.
3. GROUND TO GRID SCALE FACTOR: 0.99972896. SCALED AT ABOUT 0, 1640416.67.

