



## EXHIBIT "A"

### DESCRIPTION

A certain tract of land located within the Santa Teresa Grant, projected Section 21, 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 Warranty Deed recorded as Instrument No. 8202953 filed on April 14, 1982 in the Office of the County Clerk of Dona Ana County; 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 1/4" plastic cap stamped "NM PELS 5948" found at the northeast corner of Franklin View Estates Phase II filed in the Office of the County Clerk of Dona Ana County, New Mexico on April 4, 2012 in Book 23, Page 294,  
**WHENCE** a 1 1/4" plastic cap stamped "NM PELS 5948" found along the northerly boundary line of Franklin View Estates Phase II bears North 89°14'41" West a distance of 555.15 feet;

**THENCE** North 48°35'16" West a distance of 3997.74 feet to a 1/2" rebar encased in a 4" by 4" concrete collar found at the northerly intersection of Airport Road and New Mexico Highway 273 a.k.a. McNutt Road as shown on Right-of-Way Map, New Mexico Project Number E100030, being the southeast corner of said tract and the **POINT OF BEGINNING**;

**THENCE** along the northerly right-of-way line of Airport Road South 41°10'33" West a distance of 44.07 feet to a point of curvature;

**THENCE** along the arc of a tangent curve to the right, having a central angle of 32°48'11", a radius of 155.05 feet, a chord bearing of South 58°05'53" West a distance of 87.56 feet and an arc distance of 88.77 feet to a point;

**THENCE** South 73°47'49" West a distance of 5.70 feet to the southwest corner of said tract;

**THENCE** leaving said northerly right-of-way line of Airport Road North 16°12'11" West a distance of 15.00 feet to a point;

**THENCE** North 73°48'29" East a distance of 5.89 feet to a point of curvature;

**THENCE** along the arc of a curve to the left, having a central angle of 32°48'11", a radius of 140.05 feet, a chord bearing of North 58°05'53" East a distance of 79.09 feet and an arc distance of 80.18 feet to a point;

**THENCE** North 41°09'45" East a distance of 17.84 feet to a point;

**THENCE** North 02°08'28" West a distance of 22.14 feet to a point;

**THENCE** North 48°48'00" West a distance of 488.29 feet to a point along the southwesterly right-of-way line of New Mexico Highway 273 a.k.a. McNutt Road;

**THENCE** continuing along the southwesterly right-of-way line of New Mexico Highway 273 a.k.a. McNutt Road North 41°12'00" East a distance of 10.00 feet to the northeast corner of said tract;

**THENCE** continuing along the southwesterly right-of-way line of New Mexico Highway 273 a.k.a. McNutt Road South 48°48'00" East a distance of 518.48 feet to the **POINT OF BEGINNING**.

Tract contains ± 0.1646 acres (7,171 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

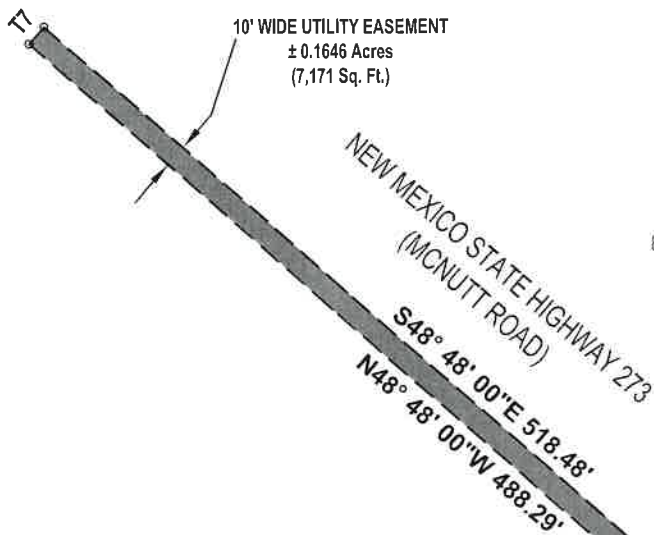
10/26/2022

Date:

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**Bohannon & Huston**  
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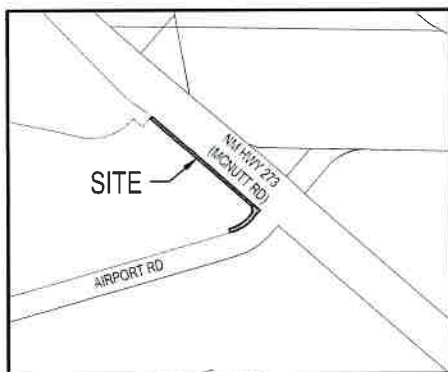
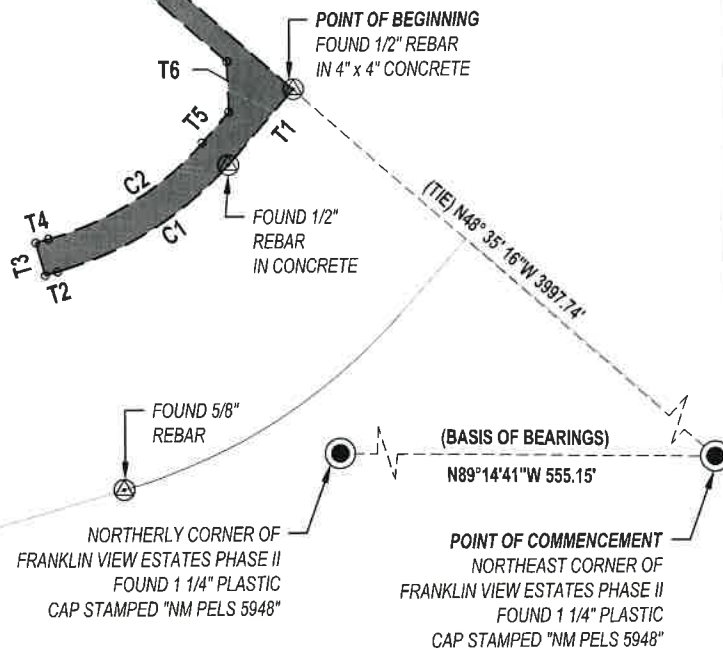
TANGENT DATA		
ID	BEARING	DISTANCE
T1	S41°10'33"W	44.07'
T2	S73°47'49"W	5.70'
T3	N16°12'11"W	15.00'
T4	N73°48'29"E	5.89'
T5	N41°09'45"E	17.84'
T6	N02°08'28"W	22.14'
T7	N41°12'00"W	10.00'

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	88.77°	155.05'	45.64'	32°48'11"	87.56'	S58°05'53"W
C2	80.18°	140.05'	41.22'	32°48'11"	79.09'	N58°05'53"E

R1709833  
 GADSDEN INDEPENDENT SCHOOL DISTRICT  
 W.D. INST.#8202953 04/14/1982

**LEGEND**

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



LOCATION MAP  
 NOT TO SCALE

**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.



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