

<u>LEGAL DESCRIPTION:</u>
The Land referred to herein below in situated in the County of Dona Ana, State of New Mexico, and is described as follows:

### Parcel 1:

Lot Numbered 2 of Thurston Tracts, Replat No. 1, Las Cruces, New Mexico, as the same is shown and designated on the plat of said Thurston Tracts, Replat No. 1, filed in the Office of the County Clerk of Dona Ana County, New Mexico on April 28, 2025 as Document No. 2509243.

#### Parcel 2:

McGuffey Shared Access Easement benefitting Parcel 1 in that certain Declaration of Restrictive Covenants, Reservations and Easements between Kent Thurston and Annie Thurston and VIA Real Estate, LLC filed April 8, 2025 as Document No. 2507838, records of Dona Ana County, New Mexico to the extent of and only for the duration as provided therein.

Parcel 3:
Bataan Shared Access Easement benefitting Parcel 1 in that certain Declaration of Restrictive Covenants, Reservations and Easements between Kent Thurston and Annie Thurston and VIA Real Estate, LLC filed April 8, 2025 as Document No. 2507838, records of Dona Ana County, New Mexico to the extent of and only for the duration provided for therein.

### SURVEY NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & FIELD SURVEYS.
- 2. BEARINGS ARE NAD 83 SPCS NM CENTRAL GRID BASED.
- 3. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 4. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE RECORD
- 5. FIELD SURVEY PERFORMED IN THE MONTH OF JULY 2024
- 6. NO BUILDINGS WERE OBSERVED AT TIME OF SURVEY.
- 7. NO ENCROACHMENTS WERE FOUND AND NONE ARE SHOWN ON THIS SURVEY.

## RECORDS USED:

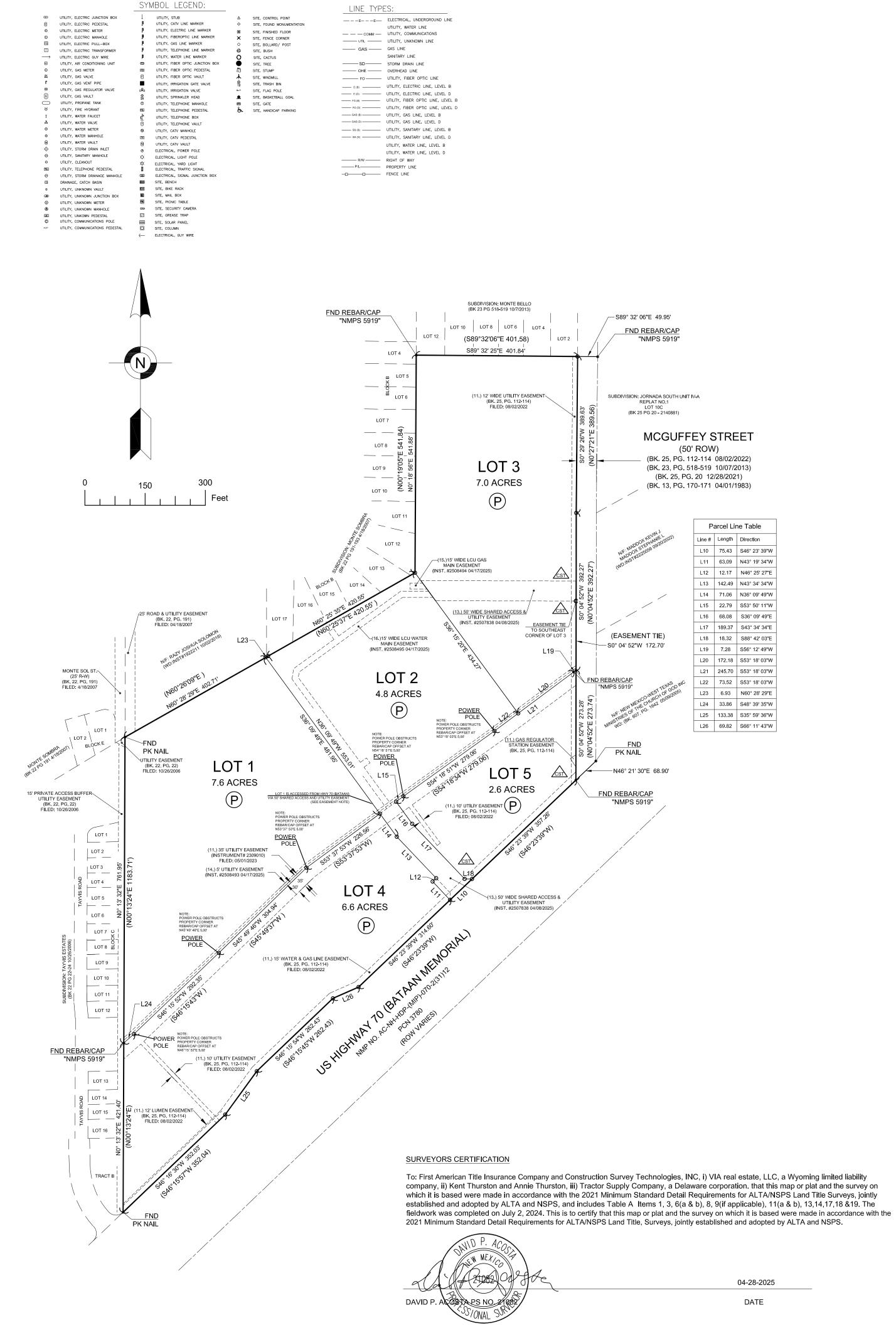
1. WARRANTY DEED FILED: AUGUST 25, 2021, INST.NO.2127445

## 2.BOOK 25 FOLIO 112-114 DONA ANA COUNTY

- 3.COMMITMENT FOR TITLE INSURANCE,
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO, N2874505- DA06 COMMITMENT DATE: April 29, 2025
- 4. EASEMENTS FROM RECORDED PLAT "THURSTON TRACTS" FILED ON 08/2/2022 BOOK 25, PAGES 112-114 AND AFFIDAVIT OF CORRECTION "THURSTON TRACTS" FILED ON 05/01/2023 INST. 2309010

# FEMA ZONE (NOT TO SCALE)





ALL TITLE INFORMATION IS TAKEN FROM TABLE A OF THE ALTA NSPS TABLE PROVIDED BY OWNER. ALL ITEMS LISTED BELOW IN SCHEDULE B OF THE TITLE COMMITMENT DATED APRIL 29, 2025.

TITLE COMMITMENT #N2874505-DA06 AND EXCEPTIONS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IF PLOTTABLE, ARE DEPICTED HEREON. EACH PLOTTED ITEM LISTED BELOW IS IDENTIFIED BY REFERENCE EXCEPTION NOT LISTED HEREON

No.	Recording Information	Affect on Property	
1	Rights or claims of parties in possession not shown by the Public Records.	Not a Survey Matte	
2	Easements, or claims of easements, not shown by the Public Records.	Not a Survey Matte	
3	Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.	Not a Survey Matte	
4	Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.	Not a Survey Matte	
5	Community property, survivorship or homestead rights, if any, of any spouse to the insured (or vestee in a leasehold or loan policy).		
6	Water rights, claims or tile to water.	Not a Survey Matte	
7	Taxed for the year 2025, and thereafter.	Not a Survey Matte	
8	Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.	Not a Survey Matte	
9	Reservation, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof. Recorded: in Book 92, page 226-227, records of Dona Ana County, New Mexico.	Affects Not Plottable	
10	Grant of Water and Gas Line Easement to City of Las Cruces filed March 21,2002, record in Book 326, page 1992-1995, records of Dona Ana County, New Mexico.	As Shown	
11	Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plat, filed in the Office of the County Clerk of Dona Ana County, New Mexico, on August 2, 2022, in Plat Book 25, Page 112-114 and Affidavit of Correction filed on May 1, 2023 as Instrument No. 2309010.	As Shown	
12	Matters disclosed on the ALTA/NSPS Land Title Survey prepared by David P Acosta, NM PS No. 21082, on behalf of Construction Survey Technologies, Inc., dated July 15, 2024, last revised March 7, 2025, Job No. 2024-100. (PENDING REVIEW OF REVISED SURVEY)	Affects Not Plottab	
13	Declaration of Easements with Covenants and Restrictions between Kent Thurston and Annie Thurston, husband and wife, and Tractor Supply Company, a Delaware corporation, filed April 8, 2025, recorded as Document No. 2507838, records of Dona Ana County, New Mexico.	As Shown	
14	Grant of 5' Wide Utility Easement to the City of Las Cruces, a New Mexico municipal corporation, on behalf of the City of Las Cruces Utilities Department, filed April 17, 2025 as Document No. 2508493, records of Dona Ana County, New Mexico.	As Shown	
15	Grant of Gas Main Utility Esement to the City of Las Cruces, a New Mexico municipal corporation, on behalf of the City of Las Cruces Utilities Department, filed April 17, 2025 as Document No. 2508494, records of Dona Ana County, New Mexico.	As Shown	
16	Grant of Water Main Utility Easement to the City of Las Cruces, a New Mexico municipal corporation, on behalf of the City of Las Cruces Utilities Department, filed April 17, 2025 as Document No. 2508495, records of Dona Ana County, New Mexico.	As Shown	
17	All matters shown on Thurston Tracts Replat No. 1, filed April 28, 2025 as Document No. 2509243, records of Dona Ana County, New Mexico.	As Shown	

at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.  Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.  If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.  If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter.  Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).  Number and type (e.g., disabled, motorcycle, regular, and other marke specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.  Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:  Plans and/or reports provided by client (with reference as to the sources of information)  markings coordinated by the surveyor pursuant to a private utility locat request.  Names of adjoining ow	No.	Table A
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SURVEYING AND MAPPING, L 277 E AMADOR AVE SUITE 303 LAS CRUCES, NM 88001

SUP

ALTA/ NSPS SUF SATAAN HIGHWA AS CRUCES, DONA A

SHEET NUMBER

1 OF