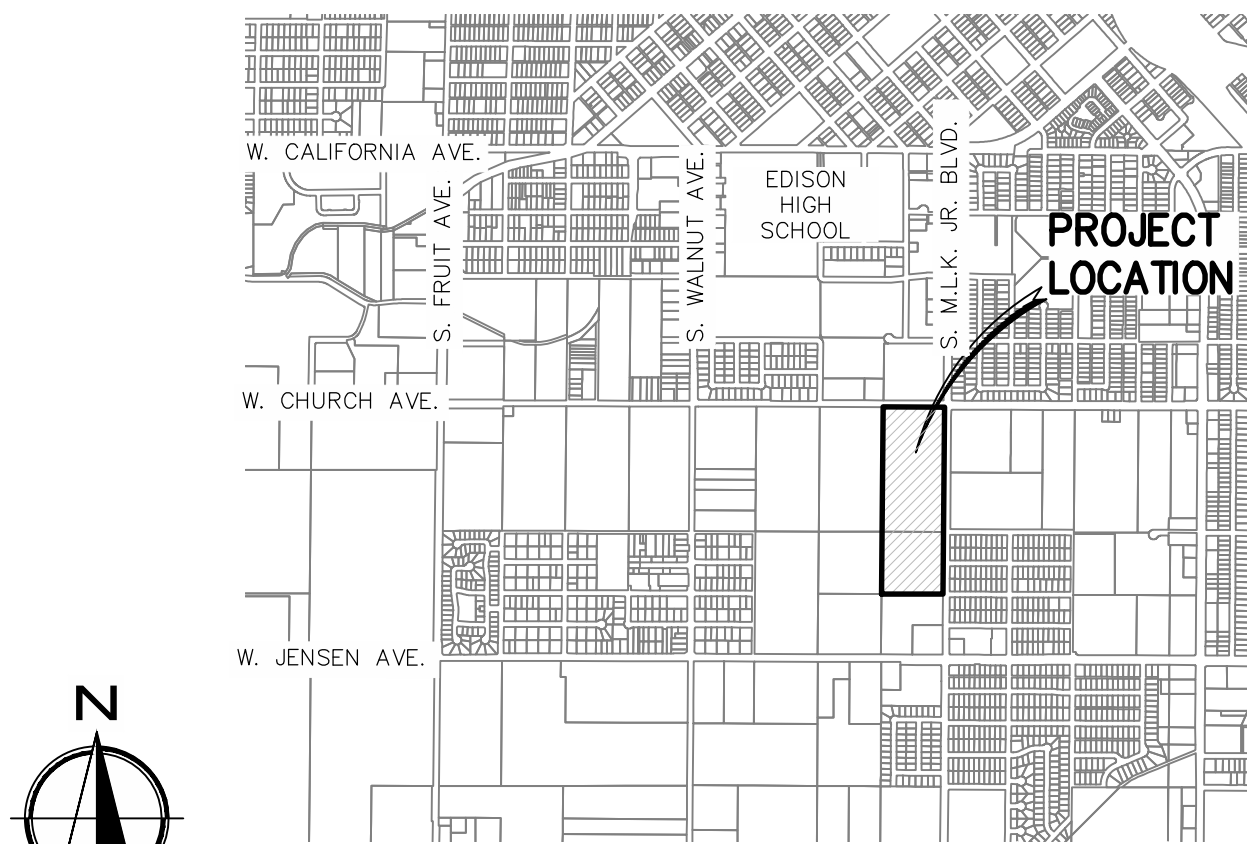


Exhibit A

TENTATIVE SUBDIVISION MAP OF
TRACT MAP NO. 6391

A VESTING MAP
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
PREPARED AND PLATTED IN OCTOBER, 2021
CONSISTING OF TWO SHEETS
SHEET ONE OF TWO

APPL. NO. T-6391 EXHIBIT A-1 DATE 03/28/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



VICINITY MAP

SCALE: 1" = 2,000'

SITE NOTES:

1. SITE ADDRESS: 2480 S. MARTIN LUTHER KING JR. BLVD., FRESNO, CA
APN: 479-050-12 (PORTION OF); 479-060-09 (PORTION OF); & 479-060-03
EXISTING PLANNED LAND USE - MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH, DENSITY RESIDENTIAL, COMMUNITY - COMMERCIAL, AND COMMERCIAL - REGIONAL
EXISTING ZONING - RS-5/RM-1/CC/CR
PROPOSED - RS-5/RM-1/CC/CR
2. ZONING: EXISTING USE: OPEN AREA - AGRICULTURE
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
3. USE: EXISTING USE: OPEN AREA - AGRICULTURE
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
4. PARCEL SIZE: GROSS: 20.17± ACRES, NET: 19.75± ACRES
5. THERE ARE NO ABOVE GROUND USES OR STRUCTURES SUCH AS POWER LINES AND TOWERS WITHIN THE PROPOSED SUBDIVISION.
6. THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS STORM DRAIN AND SEWER PIPELINES THAT RUNS THROUGH THE SOUTHERN PORTION OF THE PROPOSED SUBDIVISION. PIPELINES SHALL BE PROTECTED IN PLACE.
7. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
8. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
9. THE SUBDIVISION HAS BEEN DESIGNED TO THE EXTENT FEASIBLE TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY PROVIDING THAT 30% OF HOMES IN THIS TRACT HAVE A NORTHERN OR SOUTHERN ORIENTATION.
10. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
11. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
12. THERE WILL BE NO GRADE DIFFERENTIALS OF SIX (6) INCHES OR MORE AFTER THE SUBDIVISION.
13. ALL TREES WITHIN THE BOUNDARY OF SUBDIVISION HAVE BEEN REMOVED.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 479-050-12 (PORTION OF)

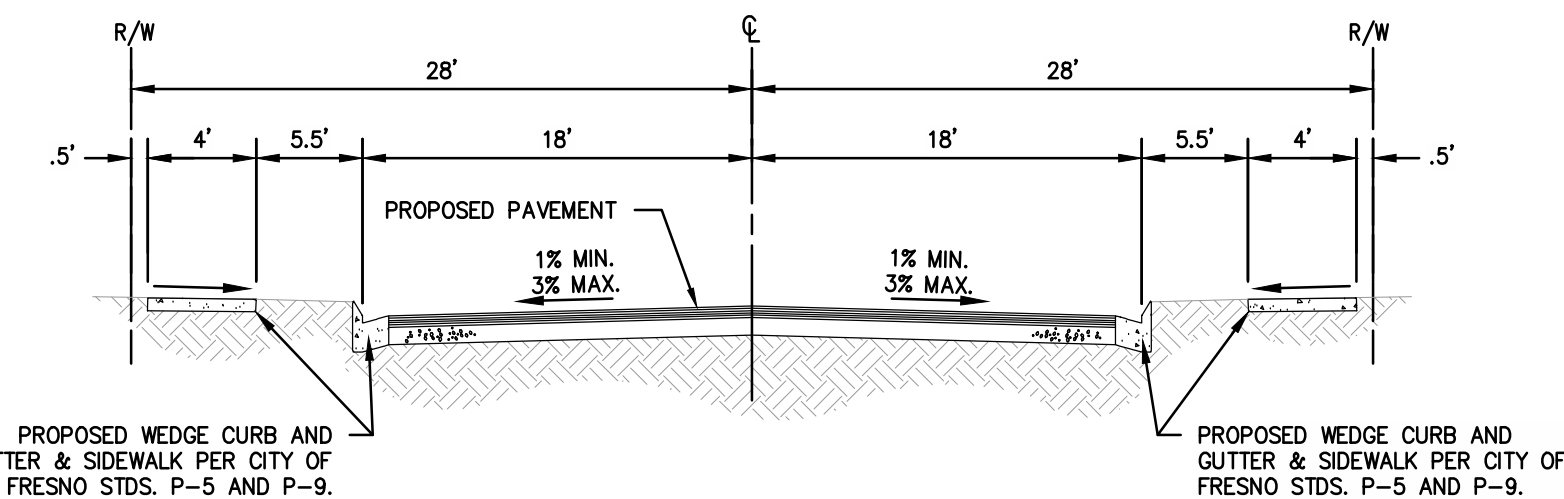
LOT 37 OF FRESNO COLONY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2 OF PLATS, AT PAGE 8, FRESNO COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF.

PARCEL 2: APN: 479-060-03

THE NORTH HALF OF LOT 52 OF FRESNO COLONY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS, AT PAGE 8, FRESNO COUNTY RECORDS.

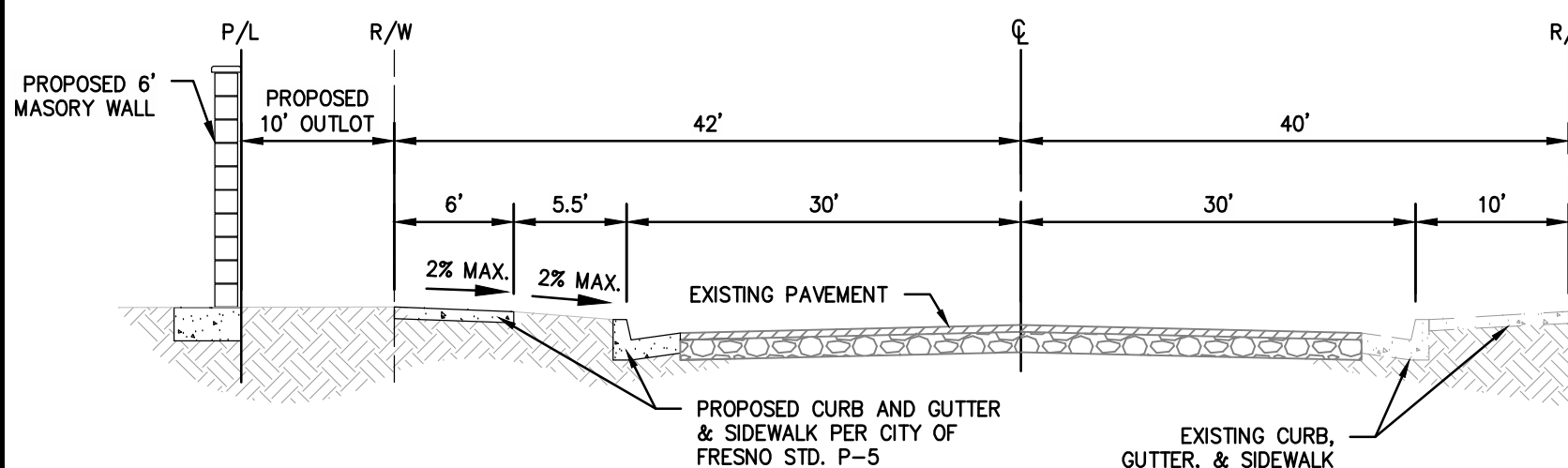
PARCEL 3: APN: 479-060-09 (PORTION OF)

THE SOUTH HALF OF LOT 52 OF FRESNO COLONY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS, AT PAGE 8, FRESNO COUNTY RECORDS.



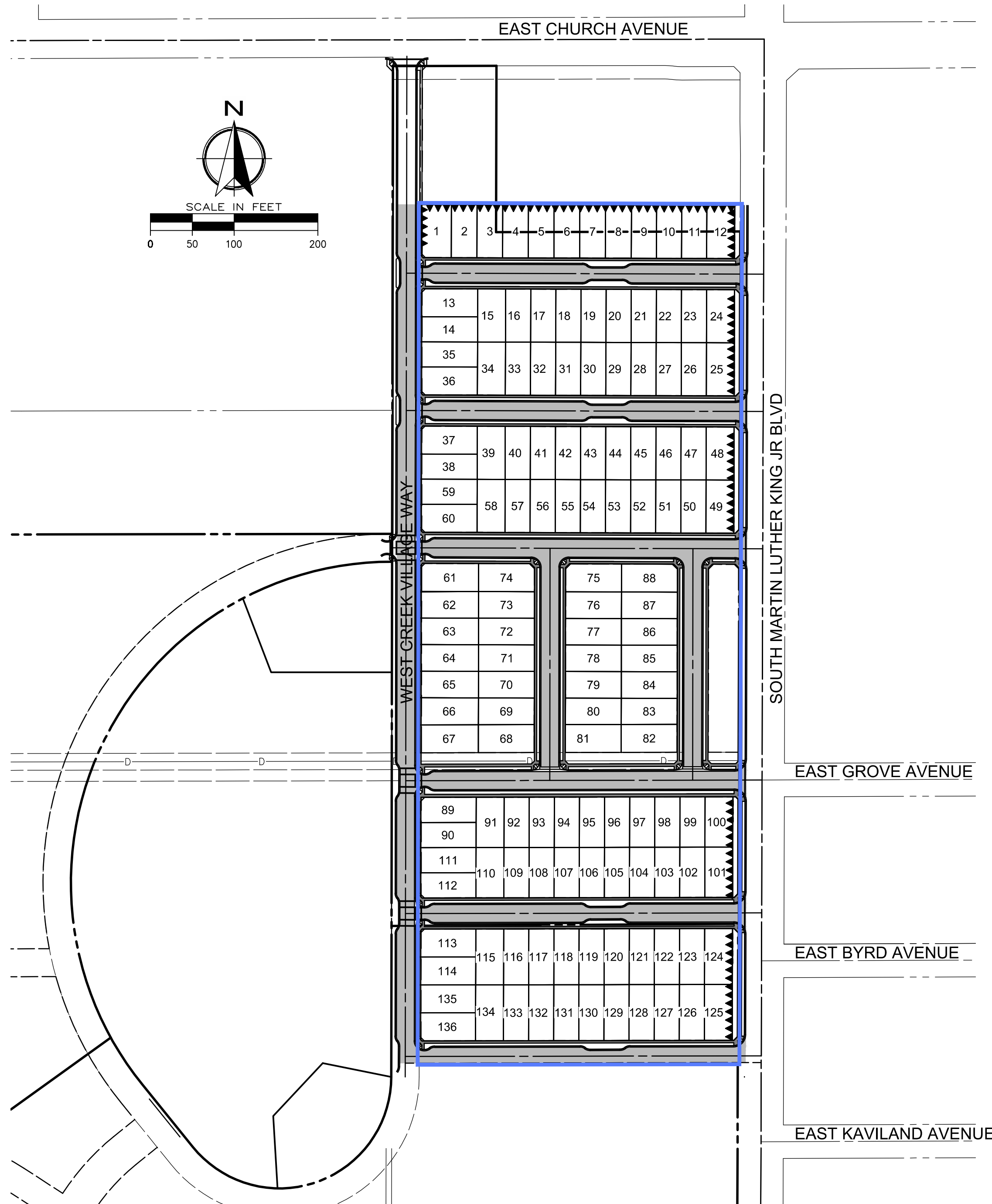
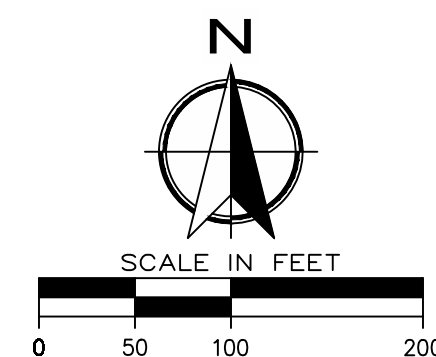
SECTION A-A PROPOSED INTERIOR STREETS (TYP.)

SCALE: N.T.S.



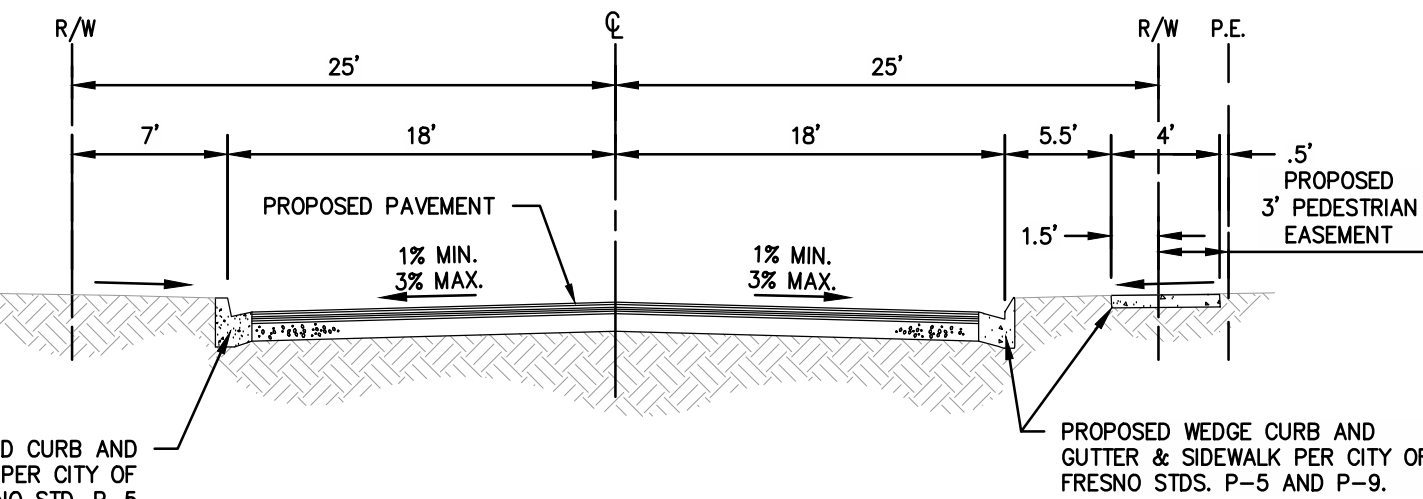
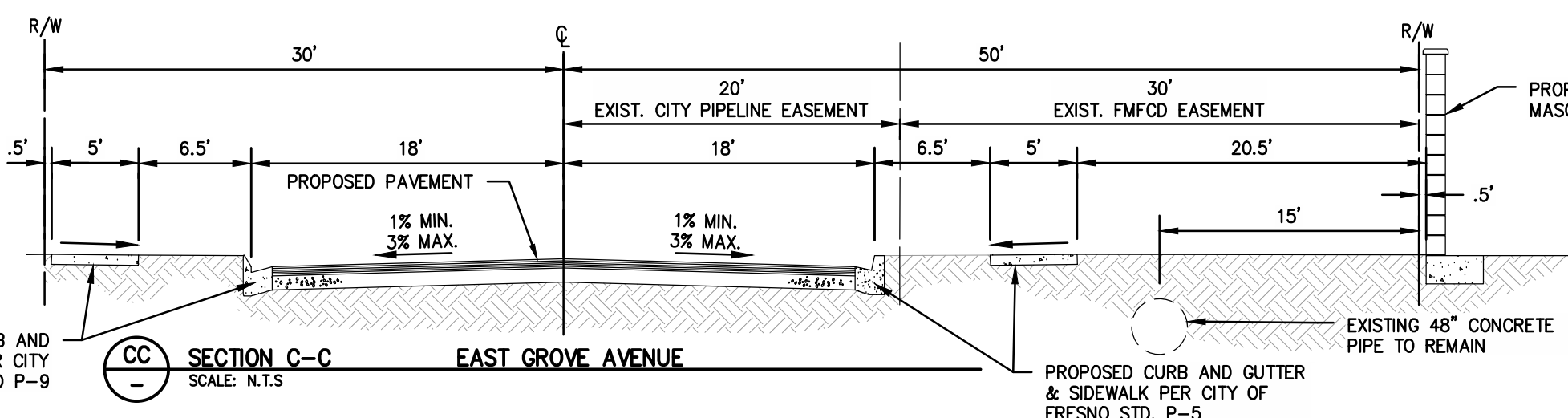
SECTION B-B SOUTH MARTIN LUTHER KING, JR. BLVD.

SCALE: N.T.S.



SECTION C-C

SCALE: N.T.S.



SECTION D-D WEST CREEK PARK DRIVE

SCALE: N.T.S.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CONTOUR LINE
- EXISTING 48" CONCRETE PIPE
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- MONUMENT FOUND AND ACCEPTED AS NOTED
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE
- RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
- INDICATES LIMITS OF THIS SUBDIVISION
- RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 55, PAGE 28, OF RECORD OF SURVEYS, F.C.R.
- RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 47, PAGE 99, OF RECORD OF SURVEYS, F.C.R.
- RECORD DATA PER TRACT MAP NO. 1150 FILED IN BOOK 15, PAGE 03, OF PLATS, F.C.R.
- INDICATES DIRECTION OF DRAINAGE FLOW

- INDICATES AREA TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC STREET & UTILITY PURPOSES
- EXISTING 30'-WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT FOR PIPELINE RECORDED AS DOCUMENT NO. 2001-0149854
- EXISTING 20'-WIDE CITY OF FRESNO EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, ENLARGING, OPERATING, OR REPAIRING PIPELINE RECORDED IN BOOK 7108, PAGE 890 OF OFFICIAL RECORDS
- INDICATES AREA PREVIOUSLY DEDICATED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER PARCEL MAP NO. 2019-02 RECORDED IN BOOK 1 OF PARCEL MAPS, AT PAGES 1 THROUGH 1, OFFICIAL RECORDS

PROJECT INFO:

RECORD OWNER: 2500 MLK, LLC
JIM SHEHADEY
405 N. PALM AVE.
FRESNO, CA 93701
PHONE: (559) 486-0220

APPLICANT/DEVELOPER: DR. HORTON
419 W. MURRAY AVE.
VISA, CA 93291
PHONE: (559) 636-9850

CIVIL ENGINEER / SURVEYOR: GATEWAY ENGINEERING, INC.
405 PARK CREEK DRIVE
CLOVIS, CA 93611
PHONE: (559) 320-0344

UTILITY INFO:

SOLID WASTE & RECYCLING: CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559) 621-8600

SEWER AND WATER: CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559) 621-8650

GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC
650 'O' STREET, 3RD FLOOR
FRESNO, CA 93760
PHONE: (559) 463-5636

CABLE: COMCAST
2441 NORTH GROVE
INDUSTRIAL DR.
FRESNO, CA 93727
PHONE: (559) 252-8210
EXTENSION 4222

STORM DRAIN: FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
5469 E. OLIVE AVE.
FRESNO, CA 93727
PHONE: (559) 456-3292

TELEPHONE: AT&T
5555 E. OLIVE AVE.
FRESNO, CA 93727
PHONE: (559) 454-3778

OUTLOT DESIGNATIONS:

OUTLOT "A" - PUBLIC OPEN SPACE / PARK
OUTLOT "B" - PUBLIC LANDSCAPE
OUTLOT "C" - PUBLIC LANDSCAPE
OUTLOT "D" - PUBLIC LANDSCAPE
OUTLOT "E" - PUBLIC LANDSCAPE
OUTLOT "F" - PUBLIC LANDSCAPE

ABBREVIATIONS LEGEND:

ACP AC PAVEMENT
CCD CONCRETE CURB AND GUTTER
CCM CONCRETE CURBED MEDIAN
CL CENTERLINE
CSW CONCRETE SIDEWALK
DCR DIAGONAL CURB RAMP
EOP EDGE OF PAVEMENT
EX EXISTING
EPIT ELECTRICAL POWER TRANSMISSION TOWER
EV ELECTRICAL VAULT
F.C.R. FRESNO COUNTY RECORDS
FH FIRE HYDRANT
GUY GUY WIRE
N.T.S. NOT TO SCALE
OH OVERHEAD UTILITY LINE
O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
PE PEDESTRIAN EASEMENT
PP POWER POLE
PUE PUBLIC UTILITY EASEMENT
PL PROPERTY LINE
R/W RIGHT OF WAY
S SEWER MAIN/LATERAL U/G
SDI STORM DRAIN INLET
SMH STORM DRAIN MANHOLE
SL STREET LIGHT
SLB STREET LIGHT BOX
SSMH SANITARY SEWER MANHOLE
TMI TREE-MISCELLANEOUS
WM WATER METER
WV WATER VALVE
... TRAFFIC SIGN (TEXT IN QUOTES DENOTES THE SIGN NAME, E.G. "STOP")

DATE	DESCRIPTION	REV. No.	ENGINEER: DAN BOND
			LICENSE No: 57,133
			DRAWN BY: V.Y.T.
			CHECKED BY: D.K.B.
			SCALE: AS SHOWN
			PROJECT NO: 21-086
			SHEET
			1 2

GATEWAY
ENGINEERING, INC.
CIVIL ENGINEERS / LAND SURVEYORS
P. 559-320-0344 F. 559-320-0345 WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

DATE: 03/24/2022

TRACT 6391
EMERALD CREEK SUBDIVISION
D.R. HORTON
SW COR OF EAST CHURCH AVE & MLK JR BLVD
FRESNO, CA
TENTATIVE SUBDIVISION MAP

TENTATIVE SUBDIVISION MAP OF
TRACT MAP NO. 6391

A VESTING MAP
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
PREPARED AND PLATTED IN OCTOBER, 2021
CONSISTING OF TWO SHEETS
SHEET TWO OF TWO

APPL. NO. T-6391 EXHIBIT A-2 DATE 03/28/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

PARCEL TABLE

PARCEL #	AREA (SQ. FT.)
1	5215
2	4370
3	4370
4	4370
5	4370
6	4370
7	4370
8	4418
9	4275
10	4275
11	4275
12	4750
13	5093
14	4614
15	4750
16	4275
17	4275
18	4275
19	4275
20	4275

PARCEL #	AREA (SQ. FT.)
21	4275
22	4275
23	4275
24	4750
25	4750
26	4275
27	4275
28	4275
29	4275
30	4275
31	4275
32	4275
33	4275
34	4750
35	4612
36	5083
37	5076
38	4599
39	4750
40	4275

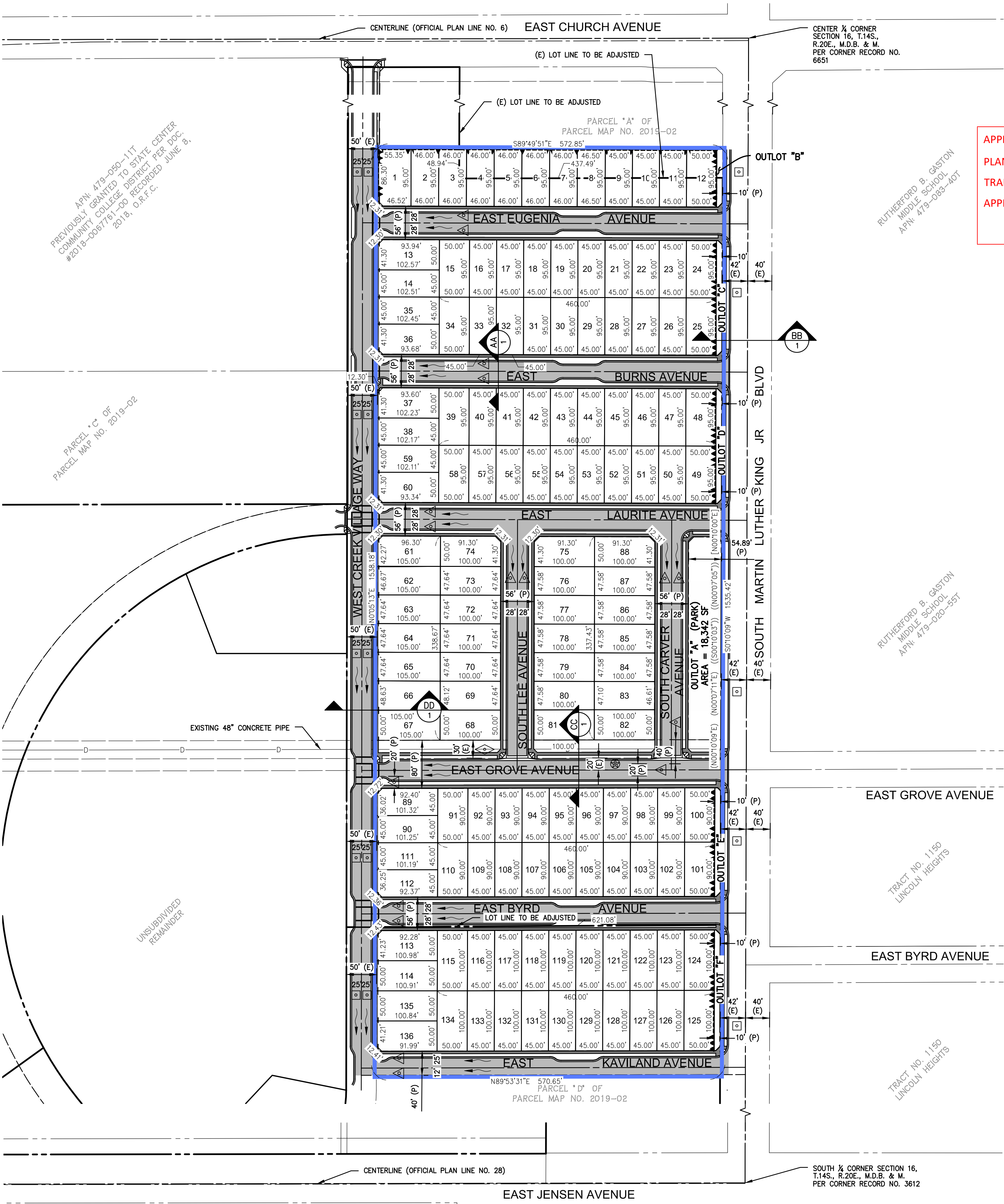
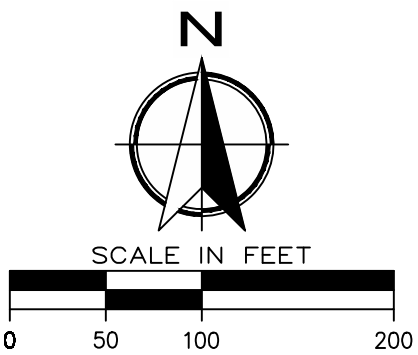
PARCEL #	AREA (SQ. FT.)
41	4275
42	4275
43	4275
44	4275
45	4275
46	4275
47	4275
48	4750
49	4750
50	4275
51	4275
52	4275
53	4275
54	4275
55	4275
56	4275
57	4275
58	4750
59	4596
60	5066

PARCEL #	AREA (SQ. FT.)
61	5263
62	4951
63	5002
64	5002
65	5002
66	5079
67	5250
68	5000
69	4788
70	4764
71	4764
72	4764
73	4764
74	4962
75	4962
76	4758
77	4758
78	4758
79	4758
80	4734

PARCEL #	AREA (SQ. FT.)
81	5000
82	5000
83	4686
84	4758
85	4758
86	4758
87	4758
88	4962
89	4520
90	4558
91	4500
92	4050
93	4050
94	4050
95	4050
96	4050
97	4050
98	4050
99	4050
100	4500

PARCEL #	AREA (SQ. FT.)
101	4500
102	4050
103	4050
104	4050
105	4050
106	4050
107	4050
108	4050
109	4050
110	4500
111	4555
112	4514
113	5012
114	5047
115	5000
116	4500
117	4500
118	4500
119	4500
120	4500

PARCEL #	AREA (SQ. FT.)
121	4500
122	4500
123	4500
124	5000
125	5000
126	4500
127	4500
128	4500
129	4500
130	4500
131	4500
132	4500
133	4500
134	5000
135	5044
136	5002



3/24/2022 4:32:34 PM 45 GATEWAY PROJECT SUBDIVISION MAP NO. 6391-02 TITLERS SUBDIVISION MAP NO. 6391-02

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