

## Exhibit A

TENTATIVE SUBDIVISION MAP

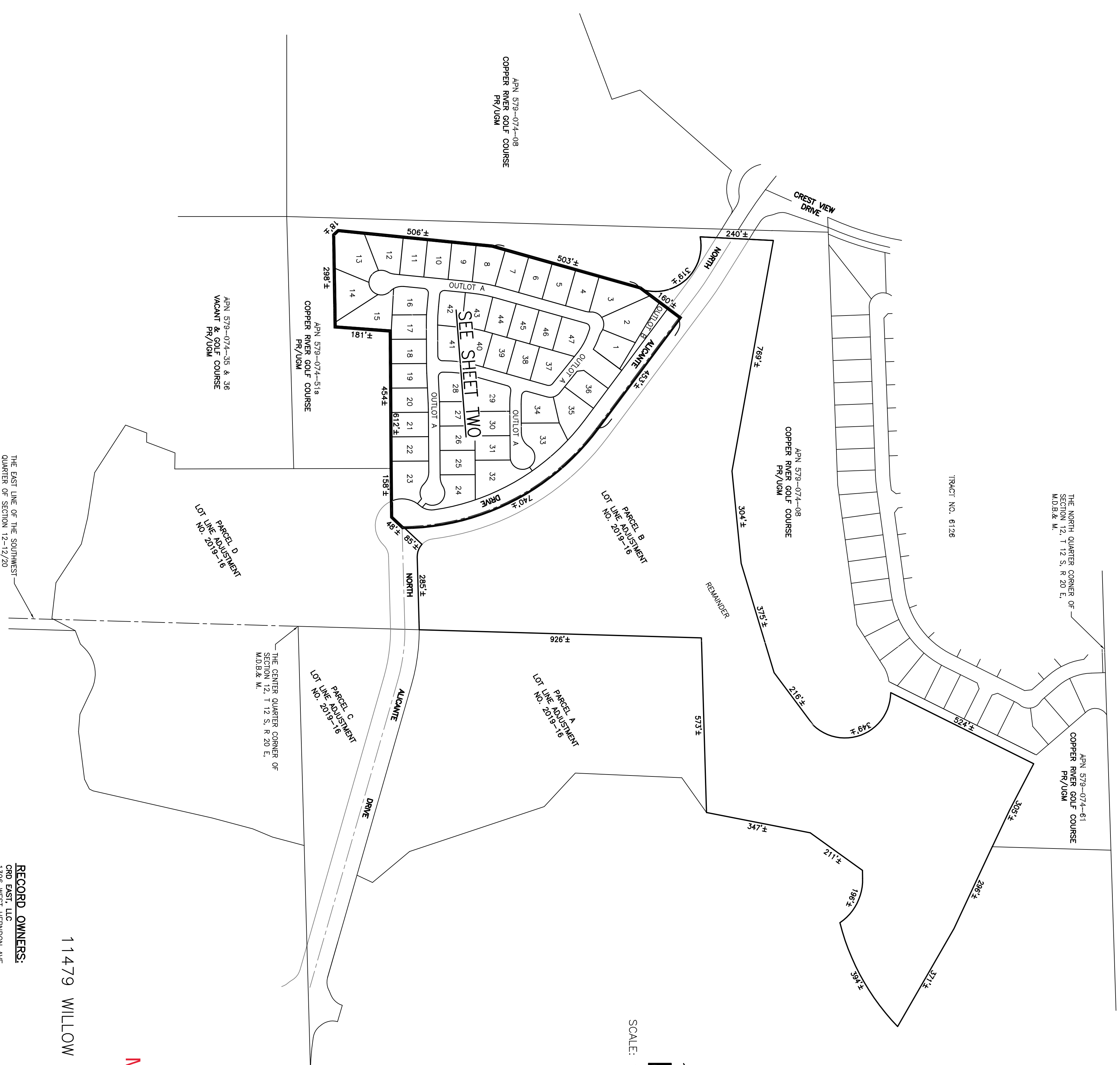
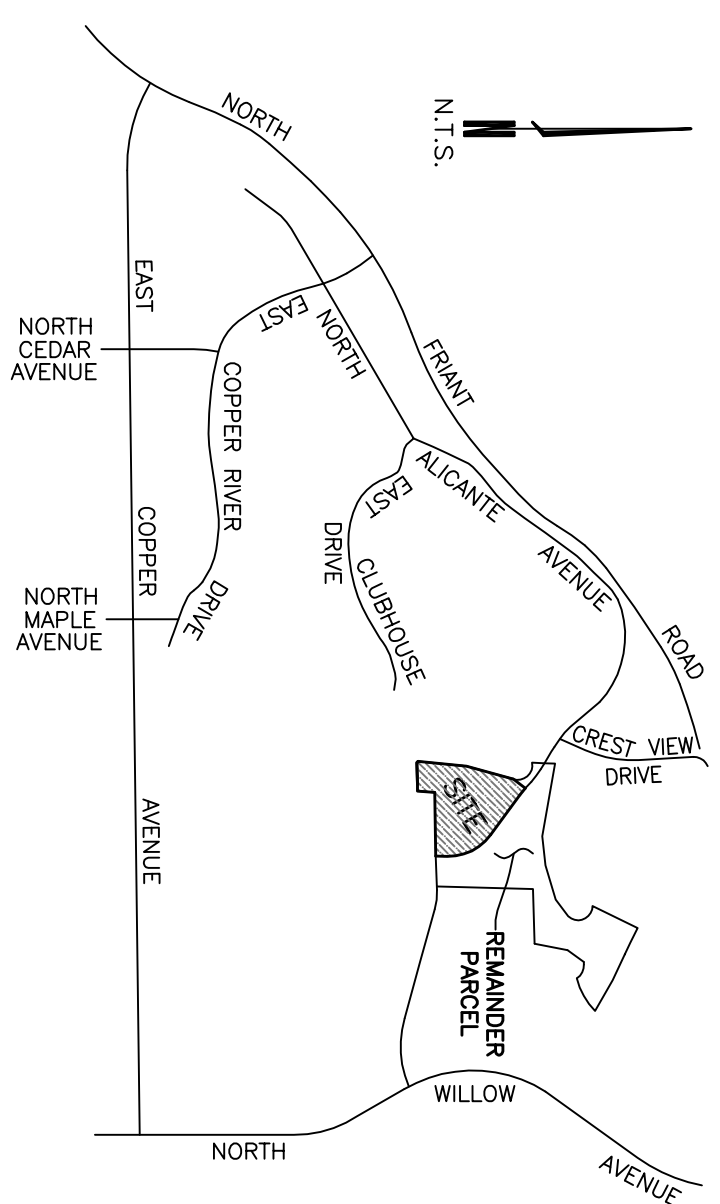
**TRACT No. 6238**

A VESTING MAP  
A PHASED MAP

A PLANNED UNIT DEVELOPMENT

APN 579-074-54s & 57  
GROSS AREA = 15.37 ACRES  
NET AREA = 14.01 ACRES  
SHEET ONE OF TWO SHEETS

VICINITY MAP



May 20, 2021

11479 WILLOW AVENUE

SCALE: 1" = 200'

**LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT Diablo Base and Meridian, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 88°24'32" WEST, A DISTANCE OF 517.48 FEET; THENCE NORTH 00°07'19" WEST, A DISTANCE OF 322.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF ADJUSTED PARCEL B OF LOT LINE ADJUSTMENT NO. 2019-16, DESCRIBED IN THE GRANT DEED RECORDED JULY 26, 2019 AS DOCUMENT NO. 2019-0082532, FRESNO COUNTY RECORDS, THE FOLLOWING COURSES:  
1) NORTH 89°37'30" WEST, A DISTANCE OF 454.20 FEET; THENCE  
2) SOUTH 04°12'28" WEST, A DISTANCE OF 181.38 FEET; THENCE  
3) SOUTH 89°02'18" WEST, A DISTANCE OF 225.83 FEET; THENCE  
4) NORTH 43°34'36" WEST, A DISTANCE OF 17.66 FEET; THENCE  
5) NORTH 05°45'18" EAST, A DISTANCE OF 506.25 FEET; THENCE  
6) NORTH 15°44'51" EAST, A DISTANCE OF 501.24 FEET; THENCE  
NORTH 58°42'18" EAST, A DISTANCE OF 159.95 FEET; THENCE SOUTH 53°17'41" WEST, A DISTANCE OF 159.95 FEET; THENCE SOUTH 53°17'41" WEST, A DISTANCE OF 800.00 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF PARCEL B OF LOT LINE ADJUSTMENT NO. 2019-16, DESCRIBED IN THE GRANT DEED RECORDED JULY 26, 2019 AS DOCUMENT NO. 2019-0082532, FRESNO COUNTY RECORDS, THE FOLLOWING COURSES:  
01°35'28" EAST, A DISTANCE OF 14.48 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF SAID ADJUSTED PARCEL B; THENCE SOUTH 43°10'29" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 47.73 FEET; THENCE NORTH 80°37'30" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 159.06 FEET TO THE TRUE POINT OF BEGINNING.

**RECORD OWNERS:**  
CND EAST, LLC  
1396 WEST HERNDON AVE  
FRESNO, CA 93711  
(559) 449-9800

**SUBDIVIDER:**  
MACDONALD HOMES  
11881 NORTH ALCANTHE DRIVE  
FRESNO, CA 93720  
(559) 436-1700

**L & M DEVELOPERS, INC.:**  
11881 NORTH ALCANTHE DRIVE  
FRESNO, CA 93720  
(559) 436-1700

**GARY G. GIANNETTA**  
CIVIL ENGINEERING & LAND SURVEYING  
1116 N. STREET  
FRESNO, CA 93702  
(559) 264-3990

REV: 5/20/21  
DATE: 2/14/19



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**TRACT No. 6238**

A VESTING MAP  
 A PHASED MAP  
 A PLANNED UNIT DEVELOPMENT

APN 579-074-54s & 57  
 GROSS AREA = 15.37 ACRES  
 NET AREA = 14.01 ACRES  
 SHEET TWO OF TWO SHEETS

**IMPROVEMENTS TO BE INSTALLED:**

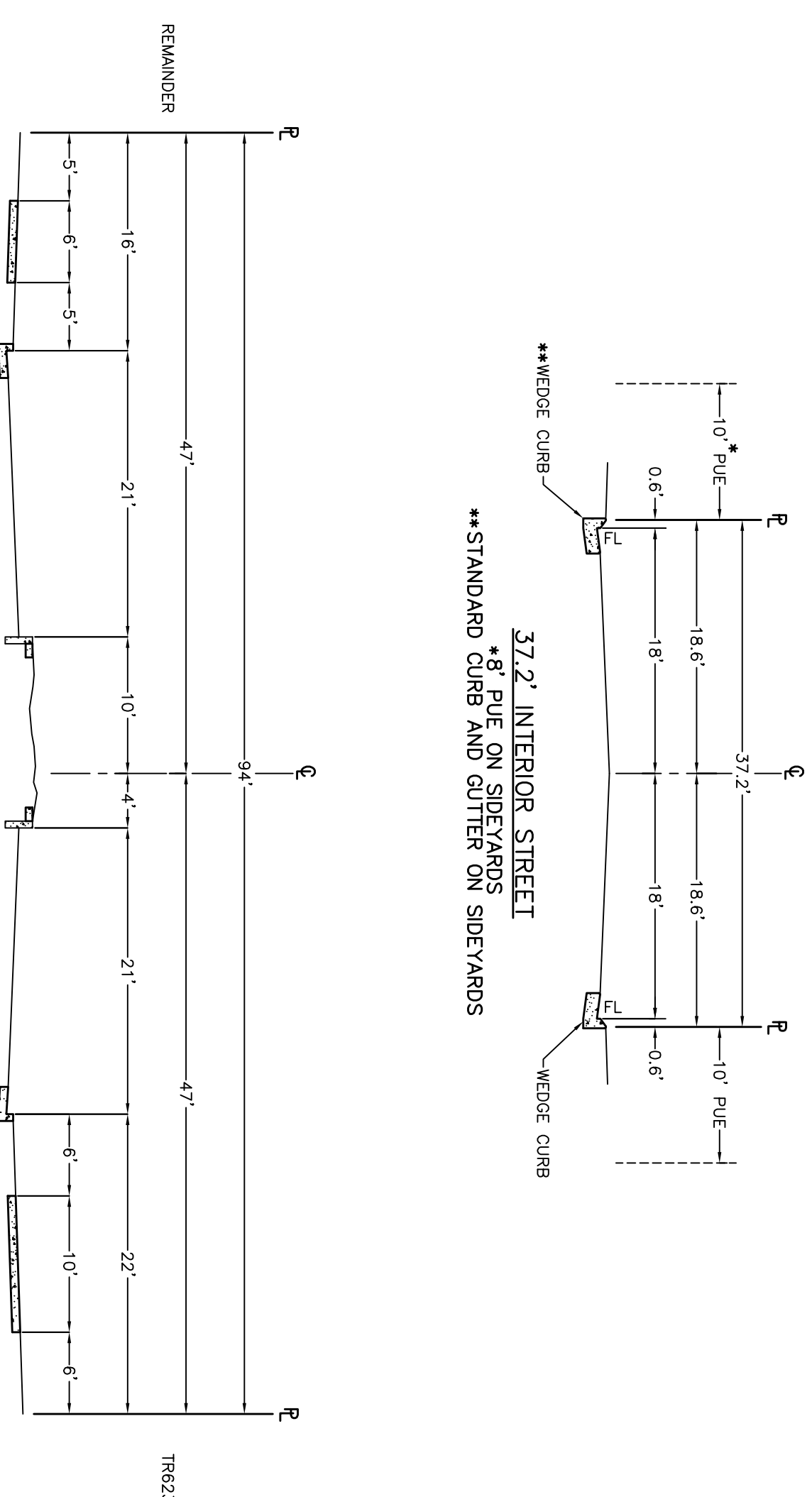
1. STREETS - PRIVATE
2. SEWER - PUBLIC-CITY OF FRESNO STANDARDS
3. WATER - PUBLIC-CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - PG&E DECORATIVE
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - AT&T
10. CABLE TELEVISION - COMCAST

**NOTES:**

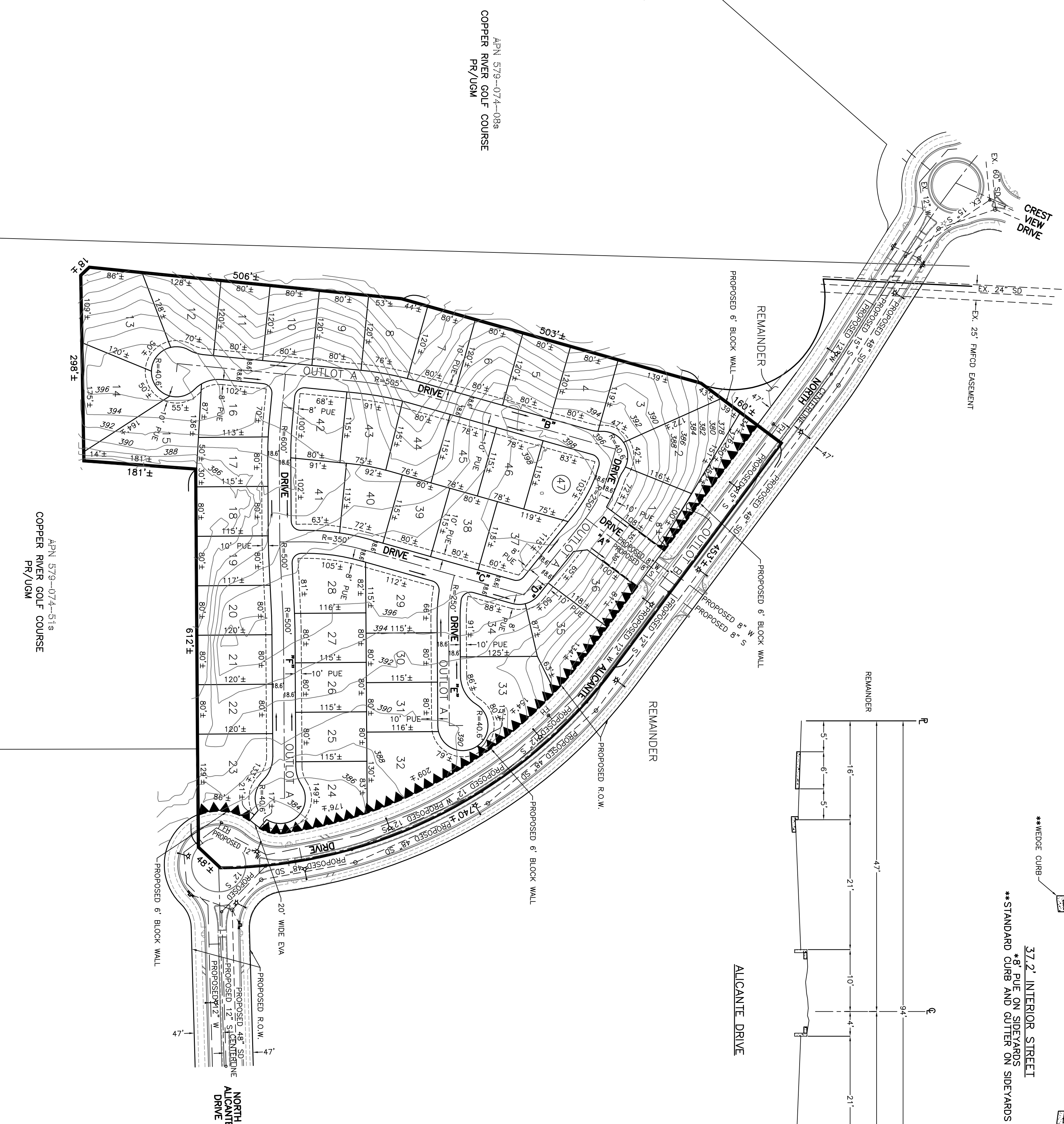
1. EXISTING ZONING - CC, CG, RS-4 & RS-5
2. PROPOSED ZONING - RS-3/UGW/CZ
3. EXISTING USE - VACANT
4. THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE PRIVATE.
5. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSTERS OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
6. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
7. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THE TRACT AND ADJACENT PROPERTIES.
8. ▲▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
9. THERE WILL BE A 10' PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
10. OUTLOT A IS FOR PRIVATE STREETS, STREETSAPES AND PUBLIC UTILITIES.
11. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
12. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. ( 21 LOTS )
13. THERE ARE NO TREES WITHIN THE BOUNDARY OF THIS SUBDIVISION.

**LEGEND:**

- CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- EXISTING STREETLIGHT TO REMAIN
- PROPOSED 6' BLOCK WALL
- PROPOSED FIRE HYDRANT
- PROPOSED PROPERTY LINE
- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- PROPOSED STREETLIGHT
- PROPOSED WATER MAIN
- SITE BOUNDARY LINE



**Alicante Drive**



SCALE: 1" = 100'

**RECORD OWNERS:**

GND EAST, LLC  
 11881 ALICANTE DRIVE  
 FRESNO, CA 93711  
 (559) 445-9000

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