

Exhibit A

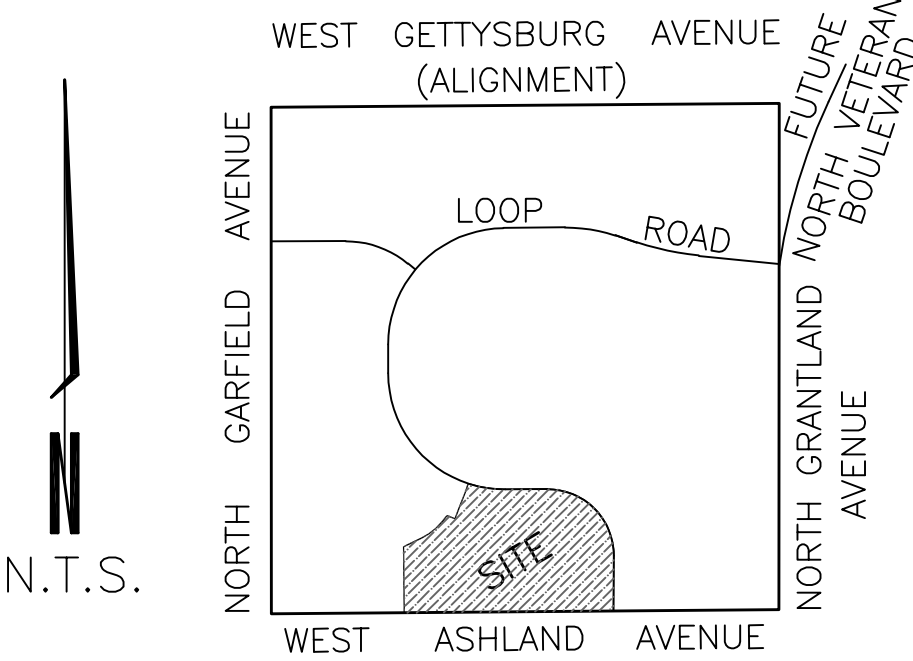
TENTATIVE SUBDIVISION MAP
TRACT No. 6388

A VESTING MAP
A PHASED MAP

APN 512-021-26
GROSS AREA = 13.93 ACRES
NET AREA = 11.79 ACRES

SHEET ONE OF TWO SHEETS

VICINITY MAP



LEGAL DESCRIPTION:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2022-11, AS DOCUMENT NUMBER 2022-0093132, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "C" OF LOT LINE ADJUSTMENT NO. 2022-06, RECORDED ON MAY 12, 2022, AS INSTRUMENT NO. 0062274, OFFICIAL RECORDS OF FRESNO COUNTY, AND THAT PORTION OF LOTS 63 AND 64 OF MUSCATEL ESTATES, RECORDED IN VOLUME 4 OF PLATS, AT PAGE 67, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO AND MERIDIAN, NORTH 89°32'03" EAST, A DISTANCE OF 1,782.25 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 00°16'05" EAST, A DISTANCE OF 258.59 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 90°43'35", A DISTANCE OF 593.80 FEET; THENCE SOUTH 89°32'30" WEST, A DISTANCE OF 186.68 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 606.00 FEET, THROUGH A CENTRAL ANGLE OF 18°36'05", A DISTANCE OF 196.74 FEET; THENCE SOUTH 18°08'35" WEST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 21°27'29" WEST, A DISTANCE OF 152.61 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 18°46'28" EAST, HAVING A RADIUS OF 800.90 FEET, THROUGH A CENTRAL ANGLE OF 03°09'56", A DISTANCE OF 44.25 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 55°16'53" WEST, HAVING A RADIUS OF 373.70 FEET, THROUGH A CENTRAL ANGLE OF 27°38'55", A DISTANCE OF 180.33 FEET; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 868.50 FEET, THROUGH A CENTRAL ANGLE OF 05°37'00", A DISTANCE OF 85.14 FEET; THENCE SOUTH 60°00'34" WEST, A DISTANCE OF 16.87 FEET; THENCE SOUTH 00°27'57" EAST, A DISTANCE OF 343.40 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°32'03" EAST, A DISTANCE OF 1,090.49 FEET TO THE POINT OF BEGINNING.

APPL. NO. T-6388 EXHIBIT A DATE 8/8/23
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

4445 NORTH GRANTLAND AVENUE

OWNER:

GRANTLAND HOLDINGS NO 1 LLC
GRANTLAND HOLDINGS NO 2 LLC
1368 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 436-0900

SUBDIVIDER:

GRANVILLE HOMES
1368 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 436-0900

REV: 8/8/23
DATE: 11/30/21

GARY G. GIANNETTA

CIVIL ENGINEERING & LAND SURVEYING

1119 "B" STREET
FRESNO, CA. 93721
(559) 284-3500

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MUSCATEL ESTATES
BOOK 4, PAGE 67
AE-20
EXCLUSIVE AGRICULTURAL

APN 512-021-38

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EXCLUSIVE AGRICULTURAL

APN 512-021-38U
AE-20
EXCLUSIVE AGRICULTURAL

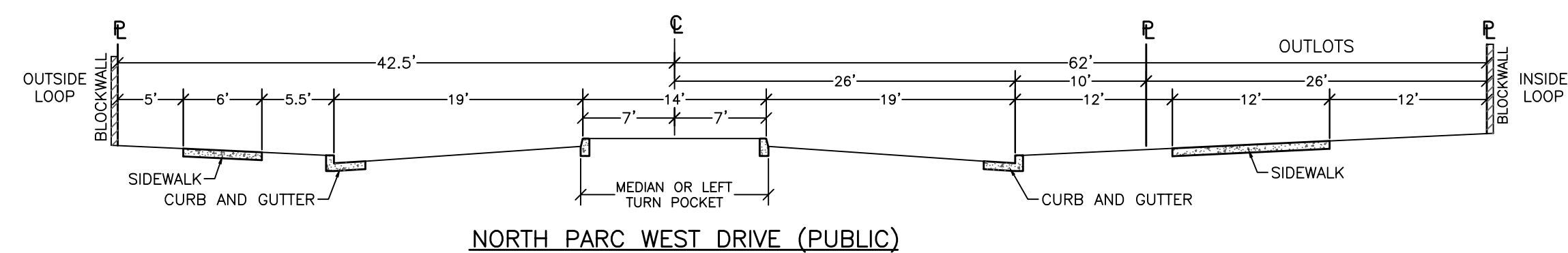
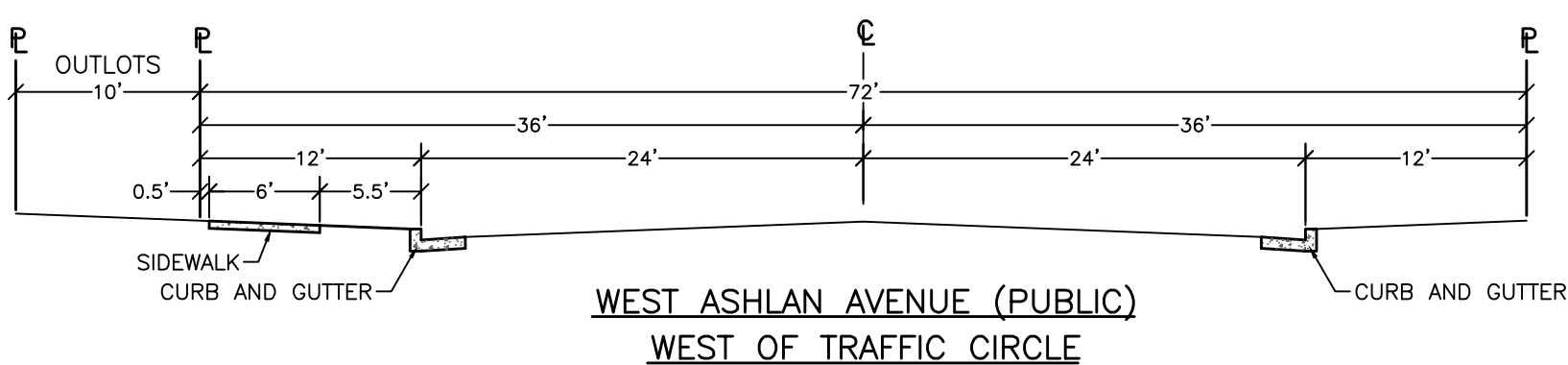
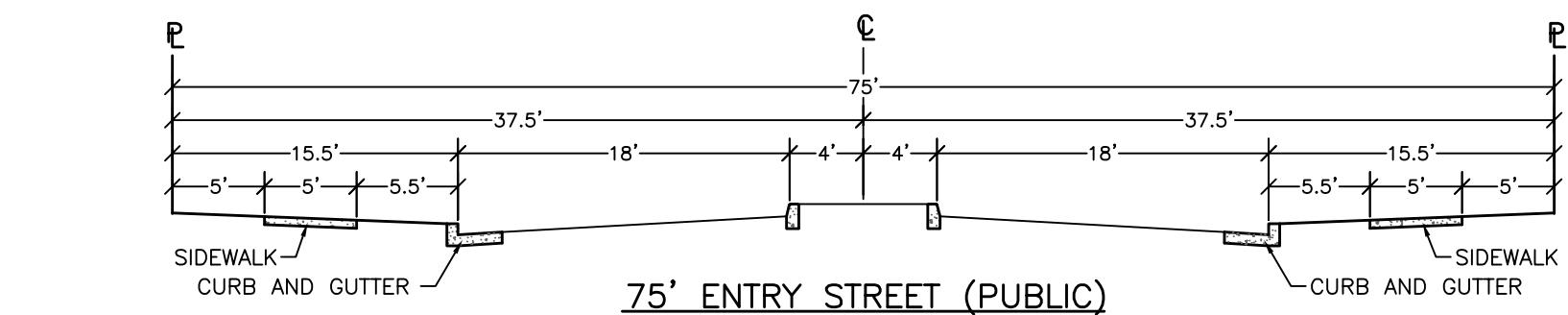
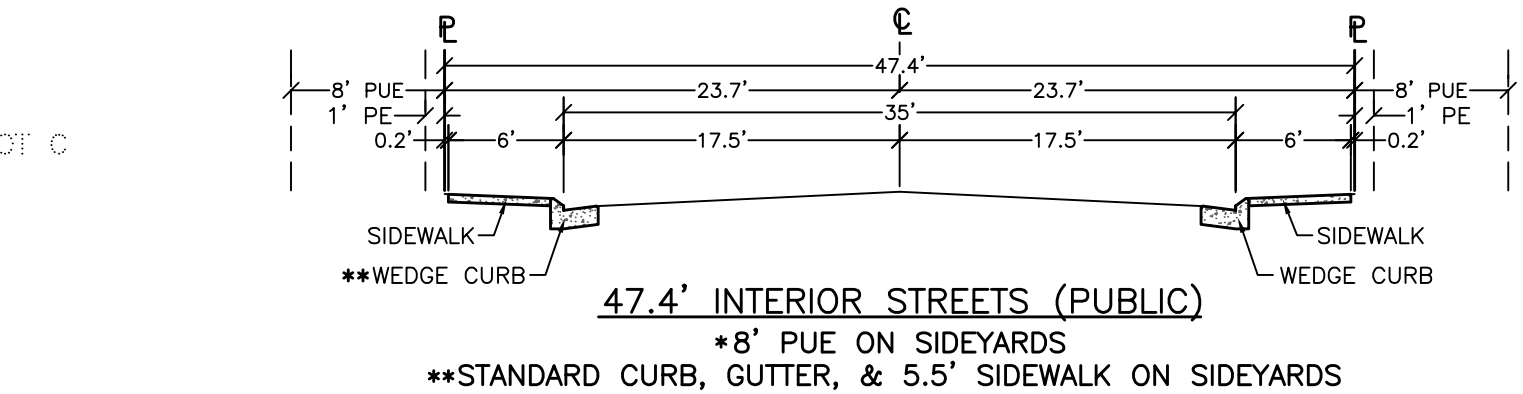
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MUSCATEL ESTATES
BOOK 4, PAGE 67
AE-20
EXCLUSIVE AGRICULTURAL

TENTATIVE SUBDIVISION MAP TRACT No. 6388

A VESTING MAP
A PHASED MAP
APN 512-021-26
GROSS AREA = 13.93 ACRES
NET AREA = 11.79 ACRES
SHEET TWO OF TWO SHEETS

IMPROVEMENTS TO BE INSTALLED:

1. STREETS - CITY OF FRESNO STANDARDS
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 - A.T.&T.
10. CABLE TELEVISION - COMCAST



LEGEND:

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

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CC
AGRICULTURAL/ALMOND ORCHARD

PEDESTRIAN & BICYCLE CONNECTION.
EXACT LOCATION TO BE DETERMINED
WITH GRADING PLAN.

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