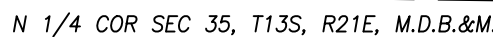
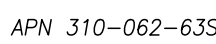
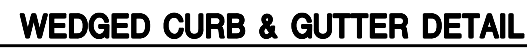


Exhibit A

JULY 2025
SHEET 1 OF 3

CITY OF FRESNO DARM DEPT



REAL PROPERTY IN THE CITY OF FRESNO, STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

LOTS 20 & 21 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 21 AS DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN DEED RECORDED FEBRUARY 16, 1990, AS DOCUMENT No. 90018737, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 21 WITH A LINE WHICH IS PARALLEL WITH AND 351.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES THERETO, THE SOUTH LINE OF SAID SECTION 26, WHICH POINT BEARS NORTH 0°01'01" EAST A DISTANCE OF 350.01 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89°35'28" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 26 WITH THE WEST LINE OF THE EAST HALF OF SAID LOT 21; THENCE NORTH 0°00'35" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 21 A DISTANCE OF 68.64 FEET; THENCE SOUTH 89°28'58" WEST A DISTANCE OF 306.91 FEET; THENCE SOUTH 57°15'00" WEST A DISTANCE OF 216.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°28'58" WEST A DISTANCE OF 116.69 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 20; THENCE NORTH 0°01'01" EAST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 141.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°35'28" EAST ALONG THE NORTH LINE OF SAID LOTS 20 AND 21 A DISTANCE OF 132.00 FEET; THENCE SOUTH 0°01'01" WEST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 97.93 FEET TO THE POINT OF BEGINNING.

APN: 310-052-27

1. ADDRESS: 7298 EAST MCKINLEY AVENUE, FRESNO CA 93737
2. EXISTING ZONING, LAND USE: AE20 (EXCLUSIVE AGRICULTURE, 20-ACRE MINIMUM) (FRESNO COUNTY)
MEDIUM LOW DENSITY RESIDENTIAL PER CITY OF FRESNO GENERAL PLAN
3. PROPOSED ZONING, LAND USE: RS-4 MEDIUM LOW DENSITY RESIDENTIAL
4. SITE AREA: 24.66 (GROSS) / 23.56 ACRES (NET)
5. NO GRADE DIFFERENTIALS MORE THAN 6" IS FORESEEN, ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
6. THE PROPOSED SERVICE CURBS, GUTTERS, SIDEWALKS, STREETLIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
7. ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
8. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
9. THERE ARE NO KNOWN UNDERGROUND WATER SOURCES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
10. THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (35% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
11. THERE ARE NO DUMP SITES ON THIS PROPERTY.
12. WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF FRESNO.
13. EXISTING SERVICE POLES ALONG MCKINLEY AVENUE ARE TO REMAIN.

OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L	TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT M	PRIVATE ROAD TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT N	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC TRAIL PURPOSES.
OUTLOT Q	TO BE DEDICATED TO THE CITY OF FRESNO FOR OPEN SPACE, PEDESTRIAN, LANDSCAPE AND IRRIGATION PURPOSES
OUTLOTS O, P	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPE AND IRRIGATION PURPOSES

SEWER AND WATER:	STORM DRAIN:	TELEPHONE:	CABLE TELEVISION:	GAS AND ELECTRIC:
CITY OF FRESNO	FRESNO METROPOLITAN	AT&T CALIFORNIA	COMCAST	PACIFIC GAS AND
2600 FRESNO STREET	FLOOD CONTROL DISTRICT	5555 EAST OLIVE AVENUE,	2441 NORTH GROVE	ELECTRIC COMPANY
FRESNO, CA 93721	5469 EAST OLIVE AVENUE	RM. E-100-DE	INDUSTRIAL DRIVE	650 "O" STREET
PHONE: (559) 621-2489	FRESNO, CA 93725	FRESNO, CA 93762	FRESNO, CA 93727	FRESNO, CA 93721
	PHONE: (559) 456-3292	PHONE: (559) 454-3778	PHONE: (559) 455-4221	PHONE: 800-743-5000

DYP BLOSSOM VIEW L.P. 677 WEST PALMDON AVE SUITE 208 FRESNO, CA 93704 (559) 435-0900	DE YOUNG PROPERTIES 677 WEST PALMDON AVE SUITE 208 FRESNO, CA 93704 (559) 435-0900	ANTONIO S. WESTERLUND, PLS, CFedS 601 POLLASKY AVE SUITE 301 CLOVIS, CA 93612 (559) 449-2400
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	ADJACENT PROPERTY LINES
	CENTERLINE
	SECTION LINE
	MAP BOUNDARY
	SHEET INDEX LINE
EX, (E), OR	EXISTING
	EXISTING BUILDING
	EXISTING CHAIN LINK FENCE
	EXISTING CONTOUR
	EXISTING CULVERT
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SERVICE POLE
	EXISTING SEWER LINE, APPROXIMATE LOCATION
	BASED ON CITY OF FRESNO GIS
	EXISTING STORM DRAIN DROP INLET
	EXISTING TOE OF SLOPE
	EXISTING TOP OF SLOPE
	EXISTING TREE
	EXISTING WATER LINE, APPROXIMATE LOCATION
	BASED ON CITY OF FRESNO GIS
	EXISTING WATER VALVE
	EXISTING WELL
	EXISTING WIRE FENCE
	EXISTING WOOD FENCE
	PROPOSED CURB AND GUTTER
	PROPOSED FLOW LINE
	PROPOSED DRAINAGE DIRECTION
	PROPOSED LOT LINES
	PROPOSED RIGHT-OF-WAY
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED PEDESTRIAN EASEMENT
	PROPOSED 6FT TALL BLOCK WALL
	PROPOSED MANHOLE, SEWER
	PROPOSED DRAINAGE INLET
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE, STORM DRAIN
	PROPOSED SEWER MAIN
	PROPOSED STORM DRAIN MAIN
	PROPOSED WATER MAIN
	PROPOSED CITY RIGHT OF WAY DEDICATION
	PROPOSED
	PROPOSED TRAFFIC CIRCLE PER COF STANDARD P-85
	RELINQUISHMENT OF DIRECT ACCESS RIGHTS

BY:



VESTING TENTATIVE
TRACT MAP No. 6502
A PHASED MAP
CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

JULY 2025
SHEET 2 OF 3

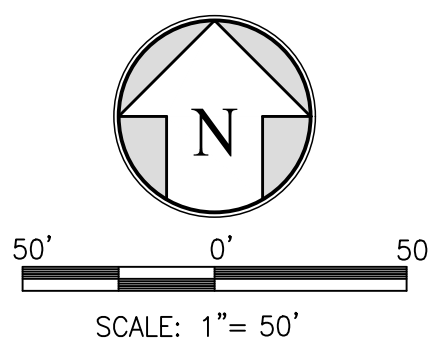
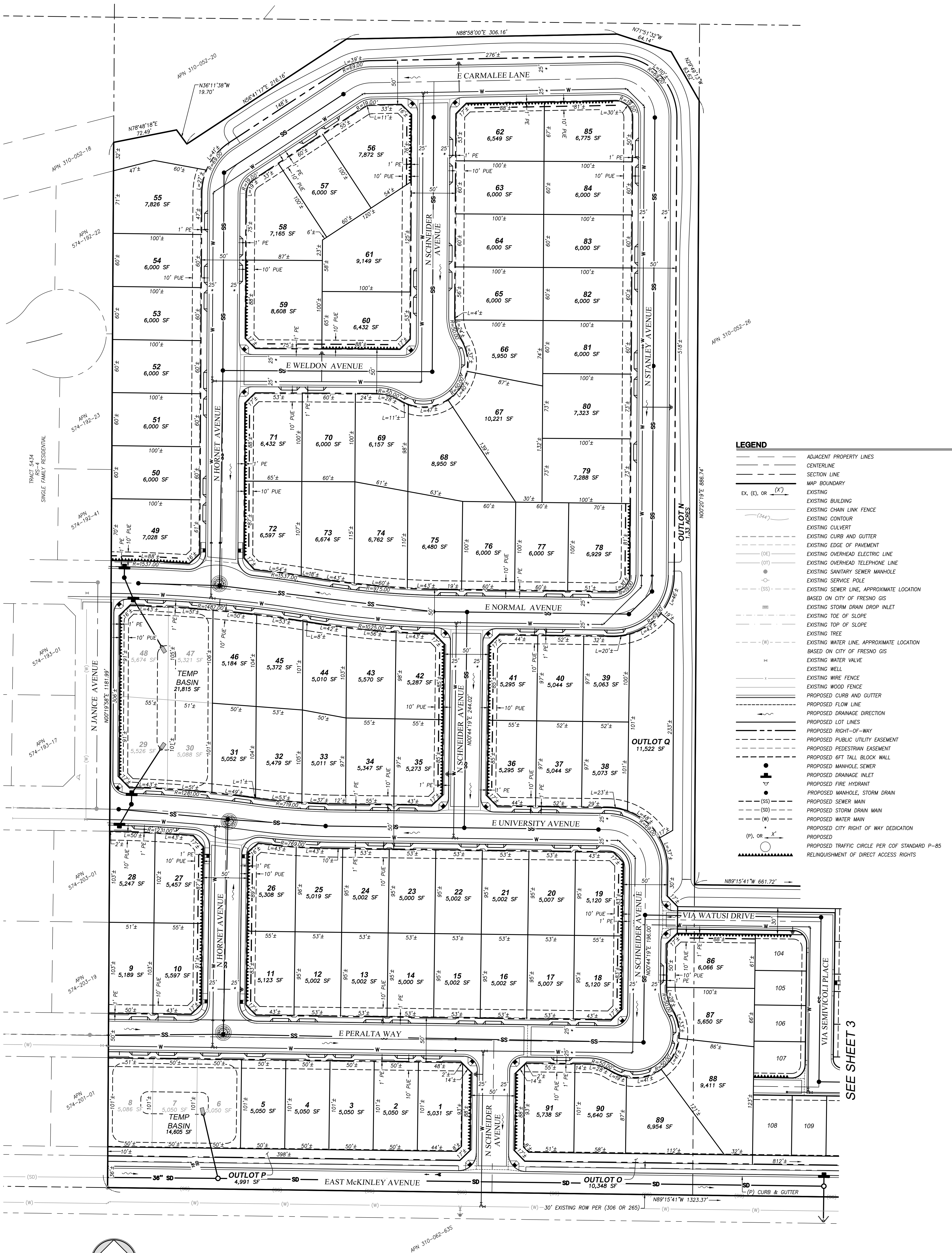
APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



BY:



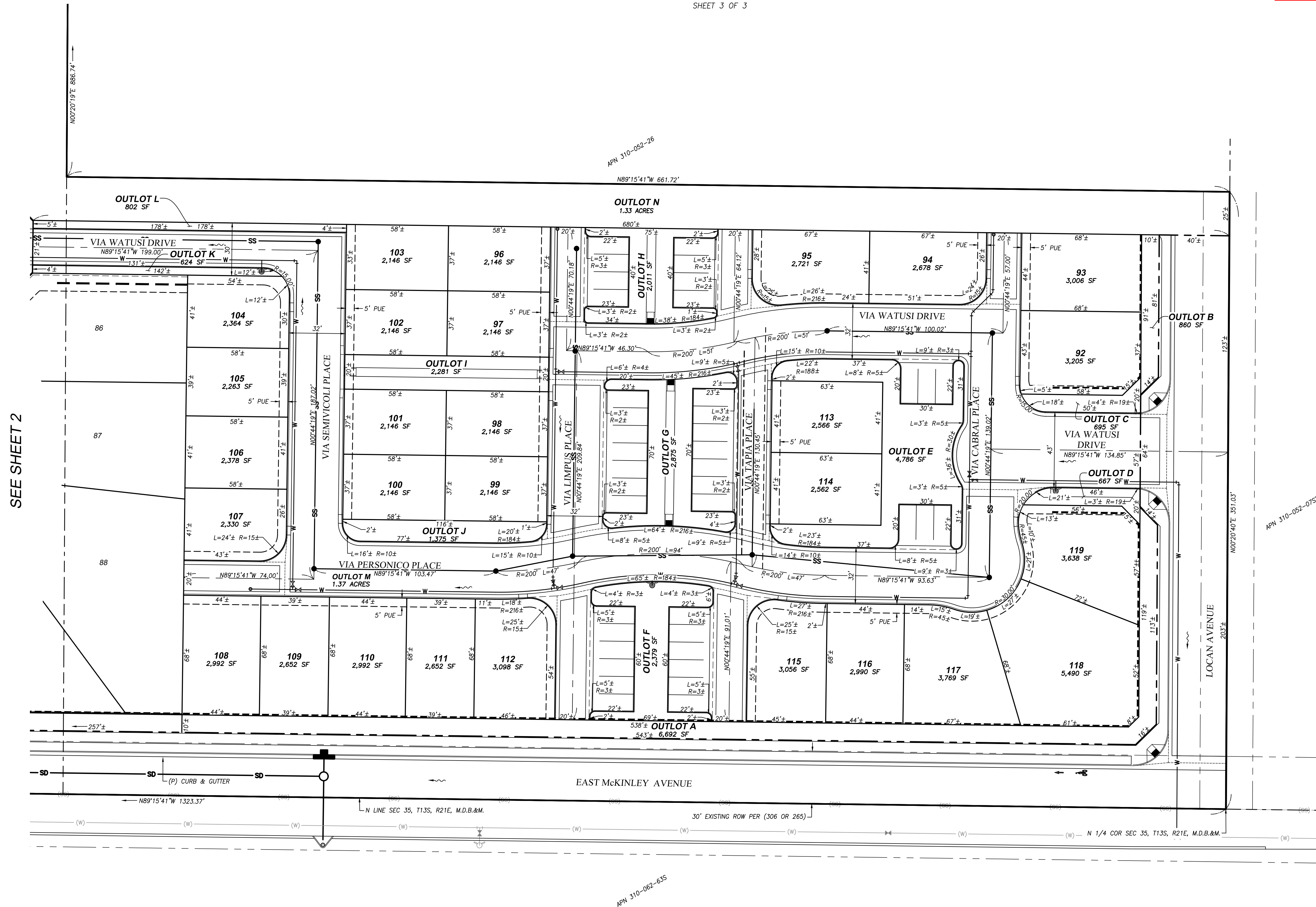
WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

VESTING TENTATIVE
TRACT MAP No. 6502
A PHASED MAP

CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

JULY 2025
SHEET 3 OF 3

APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



LEGEND	
	ADJACENT PROPERTY LINES
	CENTERLINE
	SECTION LINE
	MAP BOUNDARY
	EXISTING BUILDING
	EXISTING CHAIN LINK FENCE
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