

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

- 1. PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES, WATER LINES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT).
2. BLOCK WALL EASEMENTS IN FAVOR OF THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNATED "BWE" (BLOCK WALL EASEMENT).
3. RIGHTS OF WAY FOR BERNARD STREET, HELEN STREET, EVEREST STREET AND ALLEN AVENUE IN FEE TO THE CITY OF VISALIA.
4. OUTLOT D FOR PUBLIC PARK, TRAIL AND LANDSCAPE PURPOSES.

**SRV CAPITAL LP, A CALIFORNIA LIMITED PARTNERSHIP**

BY: AHA DEVELOPMENT GROUP, INC. A CALIFORNIA CORPORATION,

BY: MATTHEW WATSON, PRESIDENT DATE

**BENEFICIARY'S STATEMENT / OPTIONEE'S STATEMENT**

THE UNDERSIGNED, BEING THE PRESENT OWNER AND HOLDER OF THAT CERTAIN NOTE AND DEED OF TRUST RECORDED FEBRUARY 11, 2026 AS DOCUMENT NO. 2026-0006694, OFFICIAL RECORDS OF TULARE COUNTY, ENCUMBERING THE LAND SHOWN ON THIS SUBDIVISION MAP, AND ALSO BEING THE BUYER IN THAT MEMORANDUM OF PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS RECORDED FEBRUARY 11, 2026, AS DOCUMENT NO. 2026-0006693, OFFICIAL RECORDS OF TULARE COUNTY, HEREBY CONSENTS TO AND APPROVES THE RECORDING OF THIS MAP.

FOR: D.R. HORTON CA3, INC., A DELAWARE CORPORATION

BY: NAME & TITLE: DAVID HATCH, VP AND DIVISION PRESIDENT

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF }
ON BEFORE ME,

NOTARY PUBLIC, PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE
(PRINT NAME)
MY COMMISSION NO. MY COMMISSION EXPIRES
PRINCIPAL OFFICE IN THE COUNTY OF

**NOTARY ACKNOWLEDGMENT**

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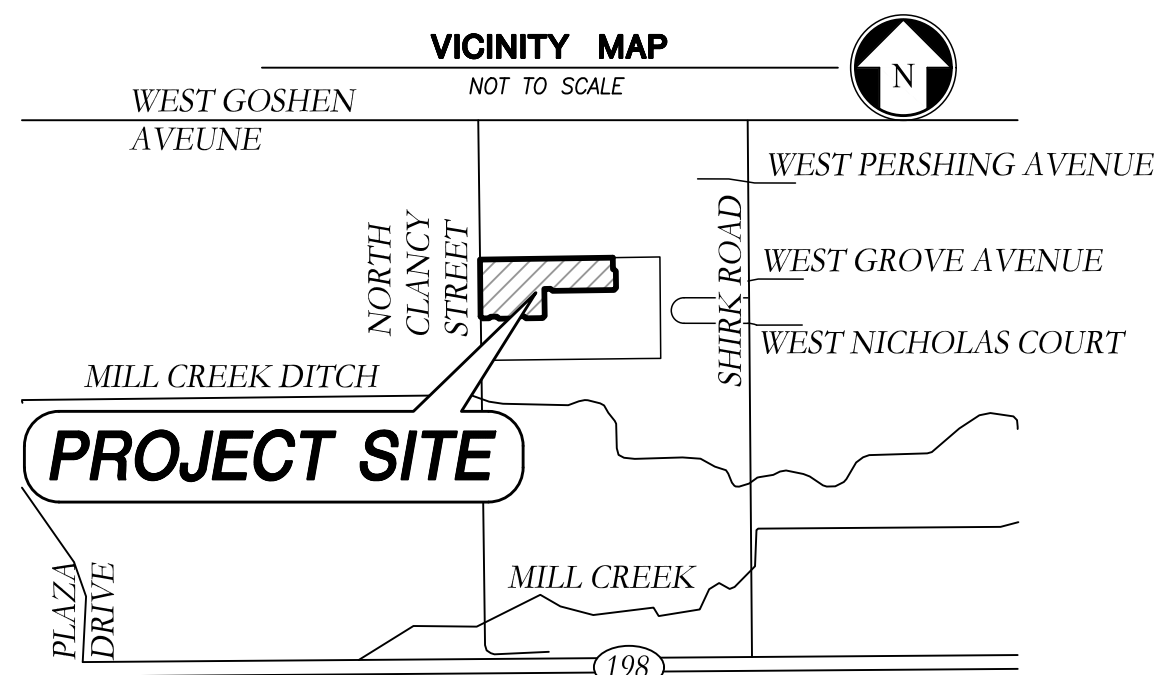
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE
(PRINT NAME)
MY COMMISSION NO. MY COMMISSION EXPIRES
PRINCIPAL OFFICE IN THE COUNTY OF

**SHEPHERDS RANCH II - PHASE 2**

BEING ALL OF PARCEL 2 PER PARCEL MAP NO. 5448, RECORDED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, TULARE COUNTY RECORDS, AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. MARCH 2026 CONSISTING OF FIVE (5) SHEETS & 12.792 ACRES

FOR: D.R. HORTON - CENTRAL VALLEY DIVISION 400 E. MAIN STREET, SUITE 300 VISALIA, CA, 93291



**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 2 OF PARCEL MAP NO. 5448, FILED FOR RECORD JANUARY 15, 2025, IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, OFFICIAL RECORDS OF TULARE COUNTY.

**VERTICAL DATUM NOTE**

BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE STUDY DATED JUNE 16, 2009. THE CONVERSION FACTOR OF 2.73 IS SUBTRACTED FROM THE NAVD 88 VALUE TO OBTAIN THE EQUIVALENT NGVD 29 VALUE.

**LANDSCAPE & LIGHTING ASSESSMENT DISTRICT**

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 23-01, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

- 1. A 20' WIDE TEMPORARY ACCESS EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES, GRANTED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION, RECORDED JANUARY 15, 2025 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2025-0002027.
2. A 10' WIDE EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES OF A STORM DRAIN PIPELINE AND FOR THE MAINTENANCE THEREOF, GRANTED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION, RECORDED JANUARY 15, 2025, IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2025-0002028.
3. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSE OF A STORM BASIN, GRANTED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION, RECORDED JANUARY 15, 2025, IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2025-0002029.
4. AN OPTION IN FAVOR OF D.R. HORTON CA3, INC., RECORDED FEBRUARY 11, 2026, IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2026-0006693.

**FLOOD HAZARD ZONE**

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0928E AND 06107C0909E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AND PARTIALLY WITHIN ZONE X (SHADED), WHICH ARE AREAS OF 0.2-PERCENT ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUES AND THE CALCULATED MINIMUM FINISHED FLOOR ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

**BUILDING RESTRICTIONS**

LOTS 9 THROUGH 13 AND LOTS 22 THROUGH 26, INCLUSIVE, CONTAIN A TEMPORARY STORM DRAINAGE BASIN INTENDED TO SERVE THE DRAINAGE NEEDS OF PUBLIC STREETS AND LOTS WITHIN THIS SUBDIVISION. A TEMPORARY STORM DRAINAGE EASEMENT OVER LOTS 9 THROUGH 13 AND LOTS 22 THROUGH 26, INCLUSIVE, IS GRANTED TO THE CITY OF VISALIA. THE CITY'S RECORDING OF THE CANCELLATION DOCUMENT FOR THE ABOVE REFERENCED DECLARATION OF TEMPORARY BUILDING RESTRICTIONS WILL ALSO SERVE AS THE CITY'S ABANDONMENT OF THE TEMPORARY STORM DRAINAGE EASEMENT.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DR. HORTON ON OCTOBER, 2021 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED ON OR BEFORE DECEMBER 31, 2026 AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

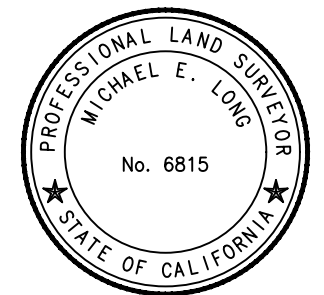
ANTONIO S. WESTERLUND, P.L.S. 9399 DATE



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MICHAEL E. LONG, PLS 6815 DATE
CITY SURVEYOR



**CITY PLANNER'S STATEMENT**

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON JUNE 26, 2023.

BY: PAUL BERNAL DATE
PLANNING AND COMMUNITY PRESERVATION
DIRECTOR/CITY PLANNER

**CITY CLERK'S STATEMENT**

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE DAY OF 20 AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC, ACCEPTING, SUBJECT TO IMPROVEMENT, OUTLOT D, PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, AND STREETS OFFERED FOR DEDICATION, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA, THIS DAY OF 20

LESLIE B. CAVIGLIA
CITY MANAGER/CITY CLERK

BY: CHIEF DEPUTY CITY CLERK

**BOARD OF SUPERVISORS' STATEMENT**

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED THIS DAY OF 20

JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY

**RECORDER'S STATEMENT**

DOCUMENT NUMBER: FEE PAID
FILED THIS DAY OF 20 AT M.
IN VOLUME OF MAPS, AT PAGE TULARE COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

TARA K. FREITAS, CPA
TULARE COUNTY ASSESSOR/CLERK-RECORDER

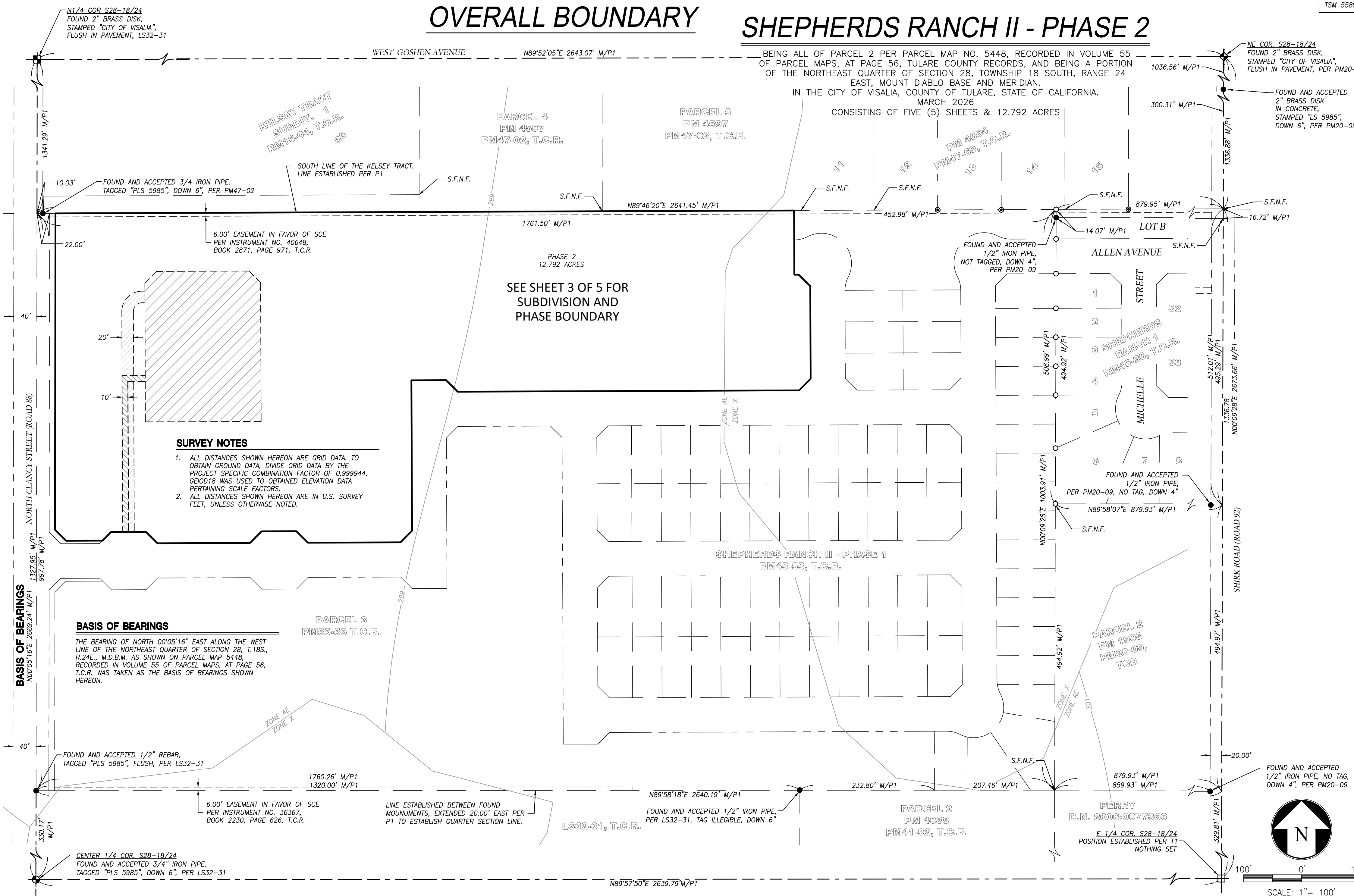
BY: DEPUTY

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# OVERALL BOUNDARY

# SHEPHERDS RANCH II - PHASE 2

BEING ALL OF PARCEL 2 PER PARCEL MAP NO. 5448, RECORDED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, TULARE COUNTY RECORDS, AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
 IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.  
 MARCH 2026  
 CONSISTING OF FIVE (5) SHEETS & 12.792 ACRES



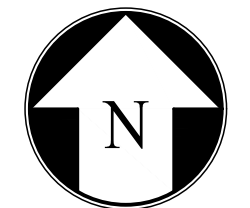
### SURVEY NOTES

1. ALL DISTANCES SHOWN HEREON ARE GRID DATA. TO OBTAIN GROUND DATA, DIVIDE GRID DATA BY THE PROJECT SPECIFIC COMBINATION FACTOR OF 0.9999944. GEIOD18 WAS USED TO OBTAINED ELEVATION DATA PERTAINING SCALE FACTORS.
2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.

### BASIS OF BEARINGS

THE BEARING OF NORTH 00°05'16" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28, T.18S., R.24E., M.D.B.M. AS SHOWN ON PARCEL MAP 5448, RECORDED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, T.C.R. WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

**BASIS OF BEARINGS**  
 N00°05'16"E 2669.24' M/P1



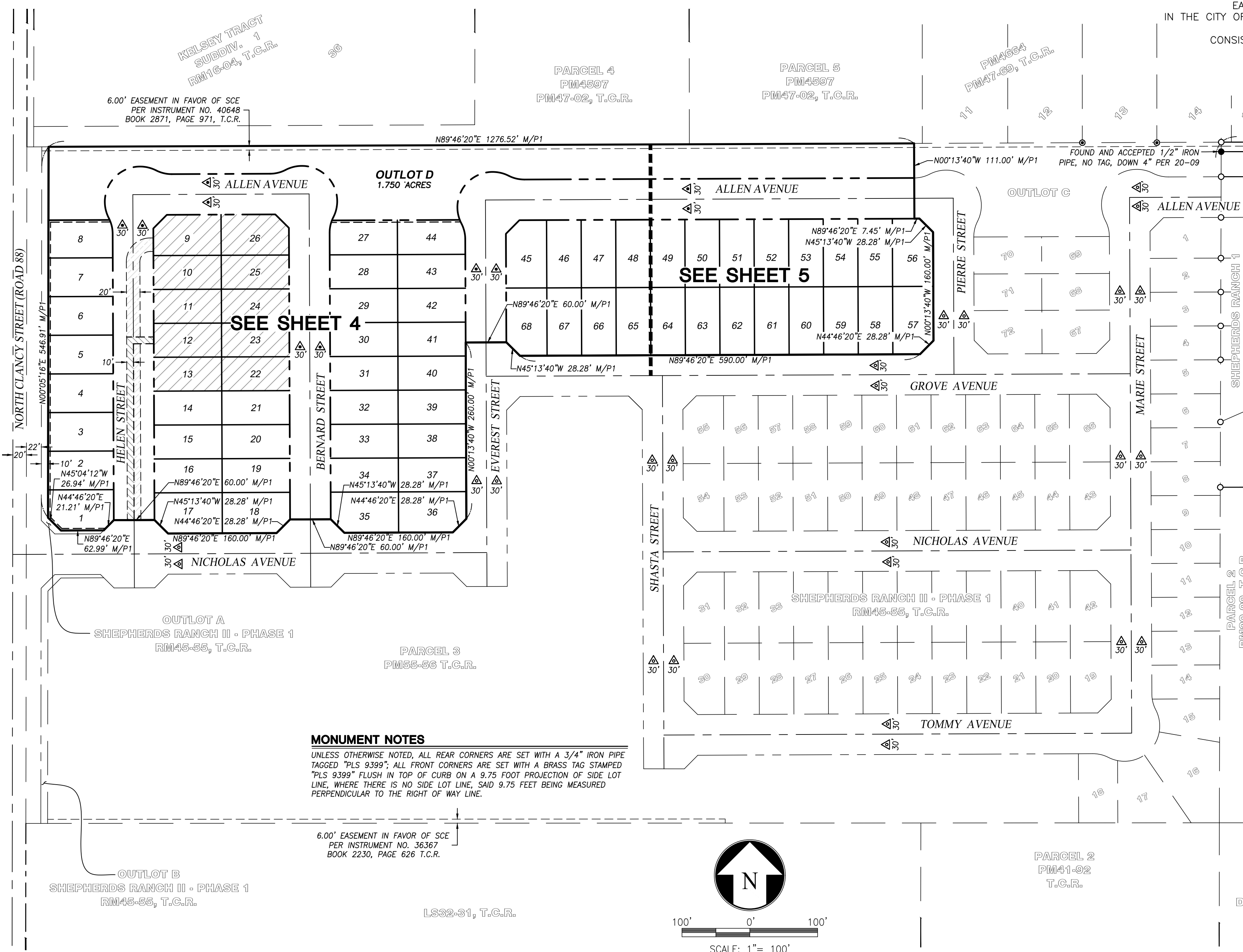
SCALE: 1" = 100'

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# PHASE BOUNDARY AND SHEET INDEX

# SHEPHERDS RANCH II - PHASE 2

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 IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.  
 MARCH 2026  
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- LEGEND**  
 ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ◆ FOUND AND ACCEPTED SECTION CORNER AS NOTED.
  - ◆ FOUND AND ACCEPTED EXISTING SECTION QUARTER CORNER AS NOTED.
  - ◆ FOUND AND ACCEPTED CENTER QUARTER CORNER AS NOTED.
  - FOUND AND ACCEPTED 1/2" REBAR & CAP "LS 5985", DOWN 6" PER PM47-69
  - FOUND MONUMENT AS NOTED.
  - SET BRASS DISK IN CONCRETE STAMPED "PLS 9399"
  - 3/4" IRON PIPE TAGGED "PLS 9399" TO BE SET PER T1
  - ◆ OBLITERATED SECTION QUARTER AS NOTED
  - D.N. DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
  - M/PX MEASURED & RECORD PER REFERENCE AS NOTED
  - PMXX-YY VOLUME XX OF PARCEL MAPS, PAGE YY, T.C.R.
  - RMXX-YY VOLUME XX OF MAPS, PAGE YY, T.C.R.
  - LSXX-YY BOOK XX OF LICENSE SURVEYS, PAGE YY, T.C.R.
  - BFE BASE FLOOD ELEVATION - XXX.X NAVD88, (XXX.X) NGVD29
  - BWE BLOCK WALL EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - SCE SOUTHERN CALIFORNIA EDISON COMPANY
  - S.F.N.F. SEARCHED FOR, NOTHING FOUND
  - T.C.R. TULARE COUNTY RECORDS
  - (R) RADIAL BEARING
  - ▲ AREA NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
  - ▲ AREA PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES
  - SUBDIVISION BOUNDARY
  - SECTION LINES
  - CENTERLINE
  - EXISTING RIGHT OF WAY
  - PROPOSED RIGHT OF WAY
  - ADJACENT/UNDERLYING PARCEL LINES
  - ▼ RELINQUISHMENT OF DIRECT ACCESS RIGHTS
  - SHEET LINE
  - ZONE AE
  - ZONE X
  - BASE FLOOD ELEVATION & ZONING

**MONUMENT NOTES**  
 UNLESS OTHERWISE NOTED, ALL REAR CORNERS ARE SET WITH A 3/4" IRON PIPE TAGGED "PLS 9399"; ALL FRONT CORNERS ARE SET WITH A BRASS TAG STAMPED "PLS 9399" FLUSH IN TOP OF CURB ON A 9.75 FOOT PROJECTION OF SIDE LOT LINE, WHERE THERE IS NO SIDE LOT LINE, SAID 9.75 FEET BEING MEASURED PERPENDICULAR TO THE RIGHT OF WAY LINE.

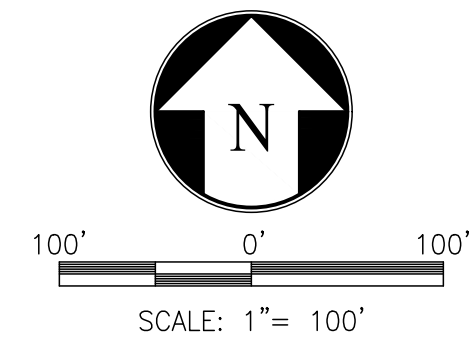
**EASEMENT NOTES**

- ▨ EXISTING 20' WIDE TEMPORARY ACCESS EASEMENT TO CITY OF VISALIA PER D.N. 2025-0002027, O.R.T.C.
- ▨ EXISTING 10' WIDE STORM DRAIN PIPELINE EASEMENT TO CITY OF VISALIA PER D.N. 2025-0002028, O.R.T.C.
- ▨ EXISTING STORM BASIN EASEMENT TO CITY OF VISALIA PER D.N. 2025-0002029, O.R.T.C.

**REFERENCES**

- P1 PARCEL MAP NO. 5448, PM55-56, T.C.R.
- T1 SHEPHERDS RANCH 1, RM45-26, T.C.R.

PERRY  
 D.N. 2006-0077366



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SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY

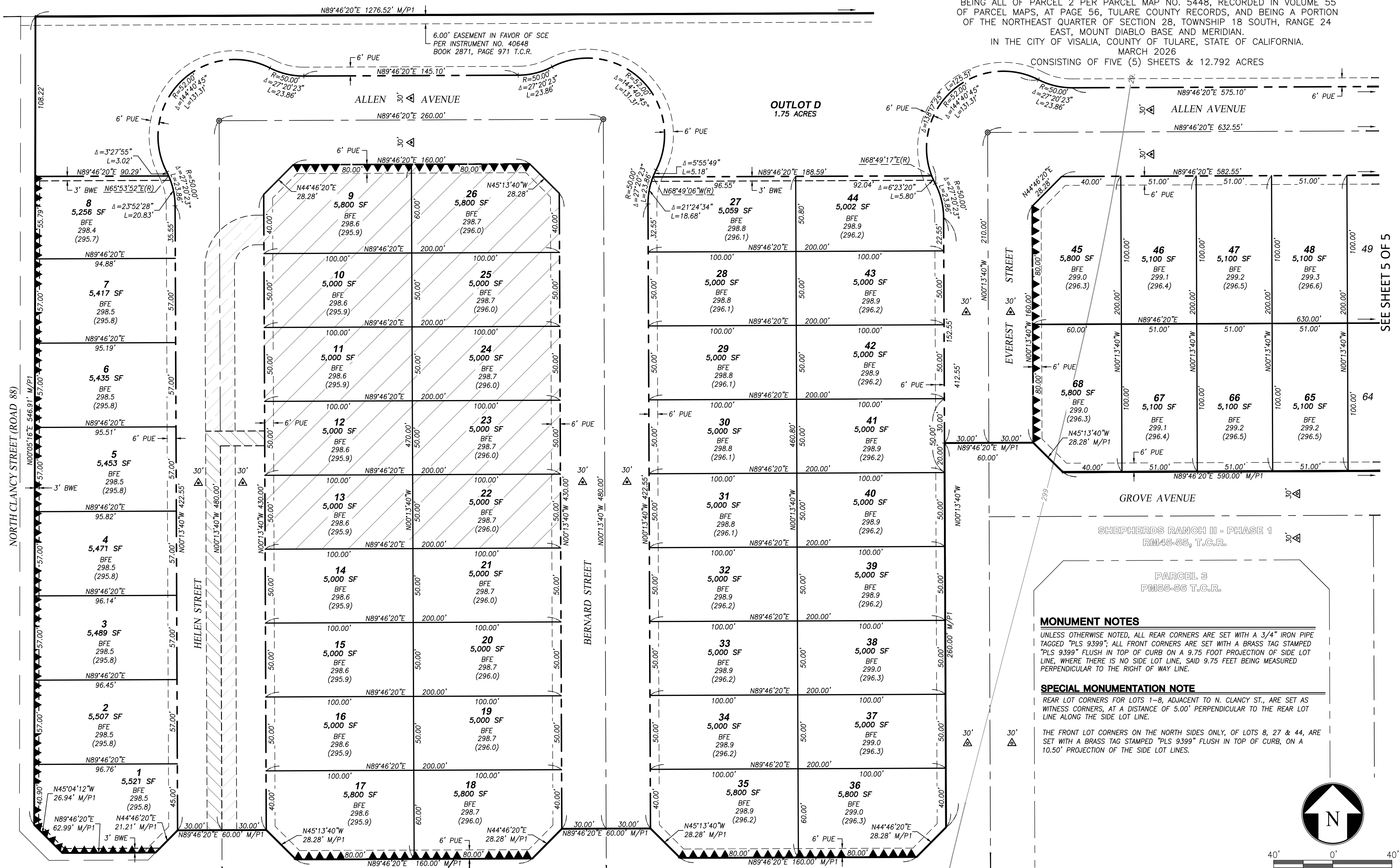
SHEET 3 OF 5

# SHEPHERDS RANCH II - PHASE 2

TSM 5589

BEING ALL OF PARCEL 2 PER PARCEL MAP NO. 5448, RECORDED IN VOLUME 55 OF PARCEL MAPS, AT PAGE 56, TULARE COUNTY RECORDS, AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. MARCH 2026

CONSISTING OF FIVE (5) SHEETS & 12.792 ACRES



SEE SHEET 5 OF 5

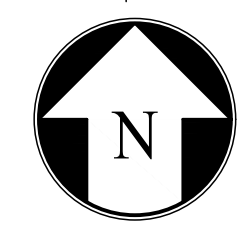
### MONUMENT NOTES

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### SPECIAL MONUMENTATION NOTE

REAR LOT CORNERS FOR LOTS 1-8, ADJACENT TO N. CLANCY ST., ARE SET AS WITNESS CORNERS, AT A DISTANCE OF 5.00' PERPENDICULAR TO THE REAR LOT LINE ALONG THE SIDE LOT LINE.

THE FRONT LOT CORNERS ON THE NORTH SIDES ONLY, OF LOTS 8, 27 & 44, ARE SET WITH A BRASS TAG STAMPED "PLS 9399" FLUSH IN TOP OF CURB, ON A 10.50' PROJECTION OF THE SIDE LOT LINES.



SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY  
SEE SHEET 3 FOR SUBDIVISION BOUNDARY, SHEET INDEX, REFERENCES, LEGEND AND MONUMENT NOTES

# SHEPHERDS RANCH II - PHASE 2

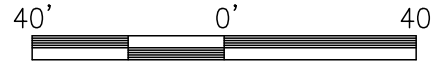
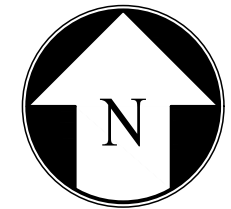
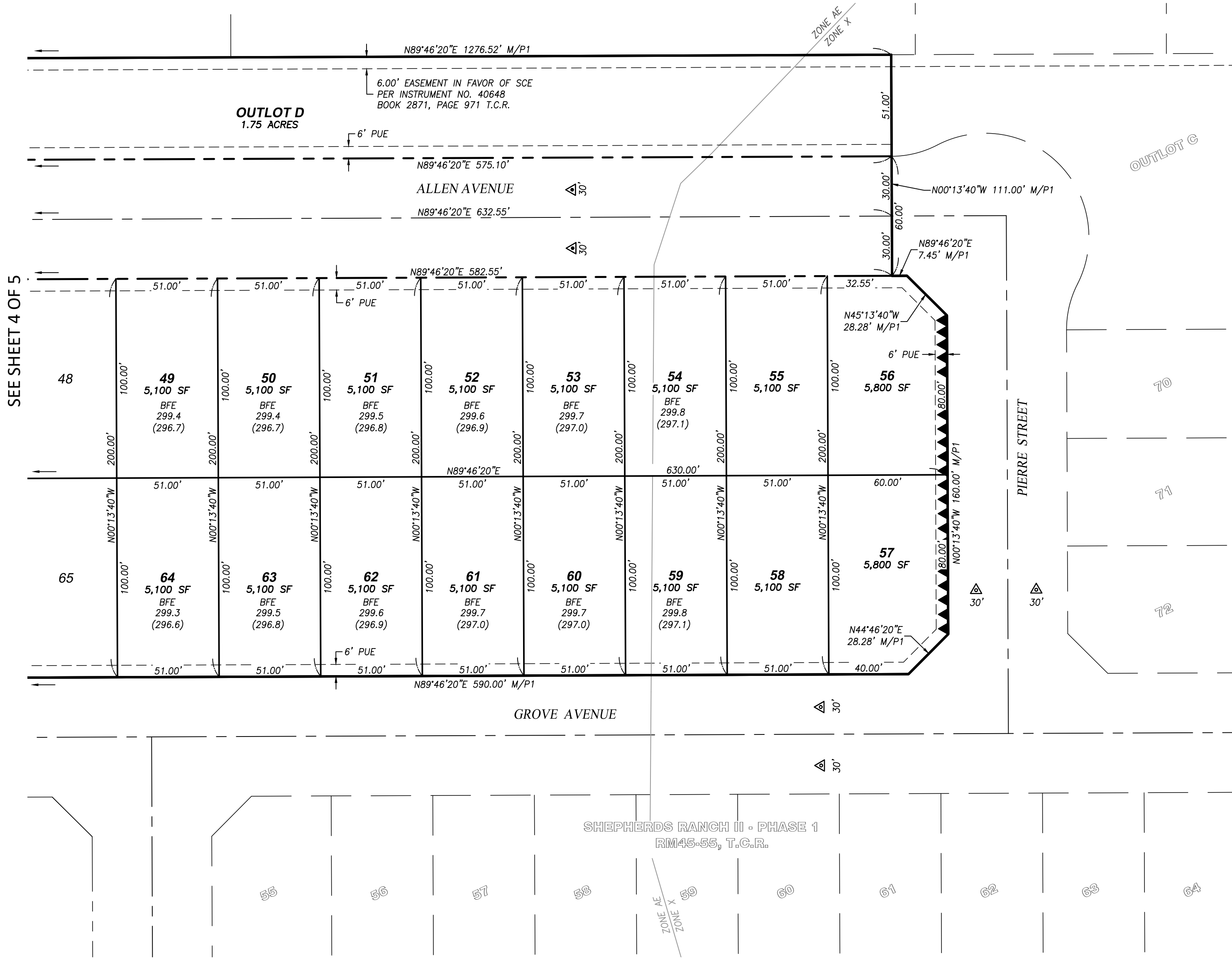
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IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.  
MARCH 2026  
CONSISTING OF FIVE (5) SHEETS & 12.792 ACRES

### LEGEND

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  - ⊙ FOUND AND ACCEPTED CENTER QUARTER CORNER AS NOTED.
  - ⊙ FOUND AND ACCEPTED 1/2" REBAR & CAP "LS 5985", DOWN 6" PER PM47-69
  - FOUND MONUMENT AS NOTED.
  - ⊙ SET BRASS DISK IN CONCRETE STAMPED "PLS 9399"
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  - BFE BASE FLOOD ELEVATION - XXX.X NAVD88, (XXX.X) NGVD29
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SEE SHEET 2 FOR BASIS OF BEARINGS AND OVERALL BOUNDARY  
SEE SHEET 3 FOR SUBDIVISION BOUNDARY, SHEET INDEX, AND REFERENCES