

TAPESTRY DEVELOPMENT PHASE 1, LLC
P.O. BOX 401907
HESPERIA, CA 92340

ATTN: JOHN OHANIAN
(714) 785-2381
EMAIL: JOHANIAN@DMBDEVELOPMENT.COM

STREETS AS SHOWN TO BE DEDICATED FOR PUBLIC ROAD AND UTILITY PURPOSES.

LOTS D, F, H, & K TO BE DEDICATED FOR CITY OF HESPERIA WATER QUALITY BASIN MAINTENANCE.

LOT 28 TO BE DEDICATED FOR SCHOOL PURPOSES TO HESPERIA UNIFIED SCHOOL DISTRICT.

LOTS E, J, L, M, & N TO BE DEDICATED AS OPEN SPACE.

LOTS B, C, 31, 32, 34, 35, 36, 37, & 38 TO BE DEDICATED FOR PARK PURPOSES.

- NOTE: LOT 31 TO BE MODIFIED FROM PARK TO "LOW MEDIUM" DENSITY RESIDENTIAL THROUGH THE CHANGE OF ZONE PROCESS PRIOR TO THE CITY ACCEPTING THE DEDICATION.

WE HEREBY RETAIN LOTS 24, 25, 27, 29, 33, & 39 FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, & LOTS OWNERS WITHIN THIS MAP.

WE HEREBY RETAIN LOTS A, G, & I (SEWER FACILITIES) FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, & LOTS OWNERS WITHIN THIS MAP.

JOSHUA TREES - BIOLOGIST TO IDENTIFY ALL TREES TO BE PROTECTED IN PLACE OR PERMITTED FOR REMOVAL PRIOR TO GRADING.

ZONING AND LAND USE

PREVIOUS ON SITE: RANCHO LAS FLORES SPECIFIC PLAN 89-01 VACANT

PROPOSED ON SITE	TAPESTRY PROJECT SPECIFIC PLAN	VACANT
NORTH:	R1-1B000, RR(SD)	SFR
SOUTH:	A2 (COUNTY)	SFR
EAST:	A2 (COUNTY), PARK (COUNTY), RR(SD) COUNTY	VACANT, SFR
WEST:	RR(SD) COUNTY	SFR

STREETS ITEM NUMBERS SHOWN HEREON CORRESPOND TO FIRST AMERICAN TITLE COMPANY'S POLICY OF TITLE INSURANCE REFERENCED ABOVE.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP.

ITEM NUMBERS INDICATED WITH A CIRCLE (●) REFLECT ITEMS WHICH ARE PLOTTED HEREON

2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

NOTE: A JUDGEMENT AFTER TRIAL FOR THE ADJUDICATION OF WATER RIGHTS WAS RECORDED SEPTEMBER 24, 1997, AS INSTRUMENT NO. 19970351213.

3. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN THE LINES OF LAWFUL ESTABLISHED STREETS, ROADS OR HIGHWAYS.

4. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, TOWERS AND APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY RECORDED IN BOOK 494 PAGE 132 OF DEEDS

5. AN EASEMENT FOR POLE LINES AND APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF THE INTERSTATE TELEPHONE COMPANY, BEGINS AND RUNS EAST ALONG THE WEST LINE OF SECTION (THIS EASEMENT BEING OF LIMITED DURATION)

- RECORDED IN BOOK 327 PAGE 4 OF DEEDS (THIS EASEMENT CANNOT BE LOCATED FROM THE RECORD).

- ① EASEMENT FOR PIPELINES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND THE SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, PER DEED RECORDED NOVEMBER 25, 1959 IN BOOK 4991, PAGE 520 O.R.

- (2) EASEMENT FOR PIPELINES AND PATROL ROAD PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND THE SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, PER DEED RECORDED APRIL 4, 1960 IN BOOK 5101, PAGE 314 O.R.

- ③ EASEMENT FOR RIGHT OF WAY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DEED RECORDED NOVEMBER 10, 1965 IN BOOK 6510, PAGE 404 O.R.

- ④ EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DEED RECORDED JANUARY 24, 1974 IN BOOK 8354, PAGE 168 O.R.

- (5) EASEMENT FOR ELECTRIC TRANSMISSION LINES, TOWERS AND INGRESS AND EGRESS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DEED RECORDED APRIL 18, 1977 IN BOOK 9158, PAGE 32 O.R.

- (6) EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DEED RECORDED APRIL 27, 1983, AS INSTRUMENT NO. 83-089431 O.R.

- (7) EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DEED RECORDED MARCH 9, 1989, AS INSTRUMENT NO. 89-085279, O.R.

- (8) EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, REC DEED RECORDED MARCH 6, 2020 AS INSTRUMENT NO. 2020-008555, O.R.

- (9) EASEMENT FOR HIGHWAY AND ROAD PURPOSES IN FAVOR OF SAN BERNARDINO COUNTY, PER DEED RECORDED FEBRUARY 24, 1989, AS

NUMBERED LOT SUMMARY TABLE			
LOT#	PHASE	LAND USE	ACREAGE
1	1C	RESIDENTIAL (LOW)	35.88
2	1C	RESIDENTIAL (LOW)	12.11
3	1A	RESIDENTIAL (LOW)	50.72
4	1A	RESIDENTIAL (LOW-MED)	18.47
5	1A	RESIDENTIAL (LOW-MED)	21.40
6	1A	RESIDENTIAL (LOW-MED)	21.35
7	1A	RESIDENTIAL (LOW)	22.08
8	1C	RESIDENTIAL (LOW)	49.06
9	1C	RESIDENTIAL (LOW)	15.00
10	1A	RESIDENTIAL (LOW)	24.77
11	1A	RESIDENTIAL (LOW-MED)	17.13
12	1A	RESIDENTIAL (LOW-MED)	17.55
13	1B	RESIDENTIAL (LOW-MED)	19.78
14	1B	RESIDENTIAL (LOW-MED)	19.20
15	1B	RESIDENTIAL (LOW-MED)	31.64
16	1B	RESIDENTIAL (LOW-MED)	17.13
17	1B	RESIDENTIAL (LOW-MED)	17.89
18	1B	RESIDENTIAL (LOW-MED)	11.17
19	1B	RESIDENTIAL (LOW-MED)	25.94
20	1B	RESIDENTIAL (LOW-MED)	21.04
21	1C	RESIDENTIAL (LOW-MED)	27.00
22	1C	RESIDENTIAL (LOW-MED)	26.81
23	1C	RESIDENTIAL (LOW)	31.80
24	1C	RESIDENTIAL (LOW)	0.12
25	1C	RESIDENTIAL (LOW)	2.38
26	1A	RESIDENTIAL (MED)	15.61
27	1A	CREST CLUB	6.47
28	1A	SCHOOL	14.92
29	1C	VACANT (FUTURE RESIDENTIAL)	8.58
30	1B	RESIDENTIAL (MED)	9.37
31	1B	PARK	8.76
32	1B	PARK	5.07
33	1B	VACANT (FUTURE RESIDENTIAL)	21.85
34	1A	VILLAGE GREEN PARK	2.00
35	1A	PARK	19.96
36	1A	PARK	7.55
37	1A	PARK	3.67
38	1A	PARK	12.54
39	1B	VACANT (FUTURE RESIDENTIAL)	20.68

CURVE / LINE DATA TABLE				
	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	37°19'12"	720.09'	406.19'	208.66'
L1	N0°40'01"W	---	119.46'	---
L2	N45°25'49"E	---	1088.89'	---
L3	N80°45'29"E	---	177.39'	---
L4	N50°21'48"E	---	666.39'	---
L5	N86°01'06"E	---	835.67'	---
L6	N65°48'41"E	---	700.93'	---
L7	N20°48'41"E	---	282.84'	---
L8	N65°48'41"E	---	618.48'	---
L9	N85°51'23"W	---	307.09'	---
L10	N65°48'41"E	---	1690.85'	---
L11	N42°21'02"E	---	926.88'	---
L12	N45°26'29"W	---	1672.03'	---
L13	N44°33'31"E	---	255.00'	---
L14	N45°26'29"W	---	1121.05'	---
L15	N44°33'31"E	---	333.14'	---
L16	N45°26'29"W	---	670.36'	---
L17	N15°54'56"W	---	444.85'	---
L18	N17°04'04"W	---	325.35'	---

INF. STREET LENGTH TABLE	
STREET	LENGTH
SILVERWOOD TRAIL	8,870 FT.
OXFORD AVE	939 FT.
OLD STATION	7,157 FT.
WARNER SPRINGS	4,041 FT.
CASCADE CREST	5,475 FT.
CHIVOOK PASS	1,578 FT.
FORESTER PASS	984 FT.
GLEN PASS	1,155 FT.
CREST VILLAGE	1,349 FT.
KENNEDY MEADOWS	9,050 FT.
HIGH BRIDGE	2,324 FT.
NORTH PINES ST. HURRIC ST.	
CROWLEY ST. HARTS PASS	2,324 FT.
BURNEY FALLS COURT	648 FT.
RYELAND ROAD (½ STREET)	1,001 FT.
FARMGARD AVE. (½ STREET)	1,083 FT.

LOT	PHASE	LAND USE	ACREAGE
A	1A	SEWER LIFT STATION	1.37
B	1A	PARK	1.85
C	1A	PARK	2.49
D	1A	WATER QUALITY BASIN	2.76
E	1C	OPEN SPACE	20.01
F	1A	WATER QUALITY BASIN	3.85
G	1A	SEWER LIFT STATION	0.79
H	1A	WATER QUALITY BASIN	3.71
I	1C	WASTE WATER PLANT	10.49
J	1C	OPEN SPACE	0.27
K	1B	WATER QUALITY BASIN	3.88
L	1C	OPEN SPACE	62.44
M	1B	OPEN SPACE	71.85
N	1B	OPEN SPACE	43.81

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 5, BASED LOCALLY ON CONTROL STATIONS "A970", "EWMP", "MLFP", "P470", "P589" AND "P598" NAD 83 (NRSR2011) EPOCH 2011.0. ALL BEARINGS AND DISTANCES WERE OBTAINED FROM SHULBORN'S 1980S PLATTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE SHOWN DISTANCES BY THE GRID CONVERSION FACTOR OF 1.0000003180. CALCULATIONS ARE MADE AT "WATER/TANK POINT NO. 11" WITH COORDINATES OF: N: 1,962,867.2055; E: 6,782,510.9296, USING AN ELEVATION OF 3197.90.

N.G.S. BENCHMARK EV157
DESIGNATION: E 41
STAMPING: E 41 1924
DESCRIPTION:

DESCRIBED BY COAST AND GEODETIC SURVEY 1961
1.2 MI NE FROM LUGO SIDING; 1.2 MILES NORTHEAST ALONG THE ATCHISON, TOPEKA
AND SANTA FE RAILWAY FROM THE SIDING SIGN AT LUGO SIDING, 1 POLE (214 FEET);
EAST OF MILEPOST 49, 223 FEET EAST OF AND ACROSS THE TRACKS
FROM FORMER MILEPOLE, 94.6 FEET SOUTHEAST OF THE SOUTHEAST RAIL
OF THE SOUTHEAST TRACK, 2.4 FEET NORTHWEST OF A FENCE, 2.7 FEET
SOUTHWEST OF A UTILITY POST, ABOUT 10 FEET SLOWER THE
TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.1
FOOT ABOVE THE GROUND.

ELEVATION 3411.31' NAVD 88 DATUM

CALLED OUT ON AFFECTED SHEETS

APN'S

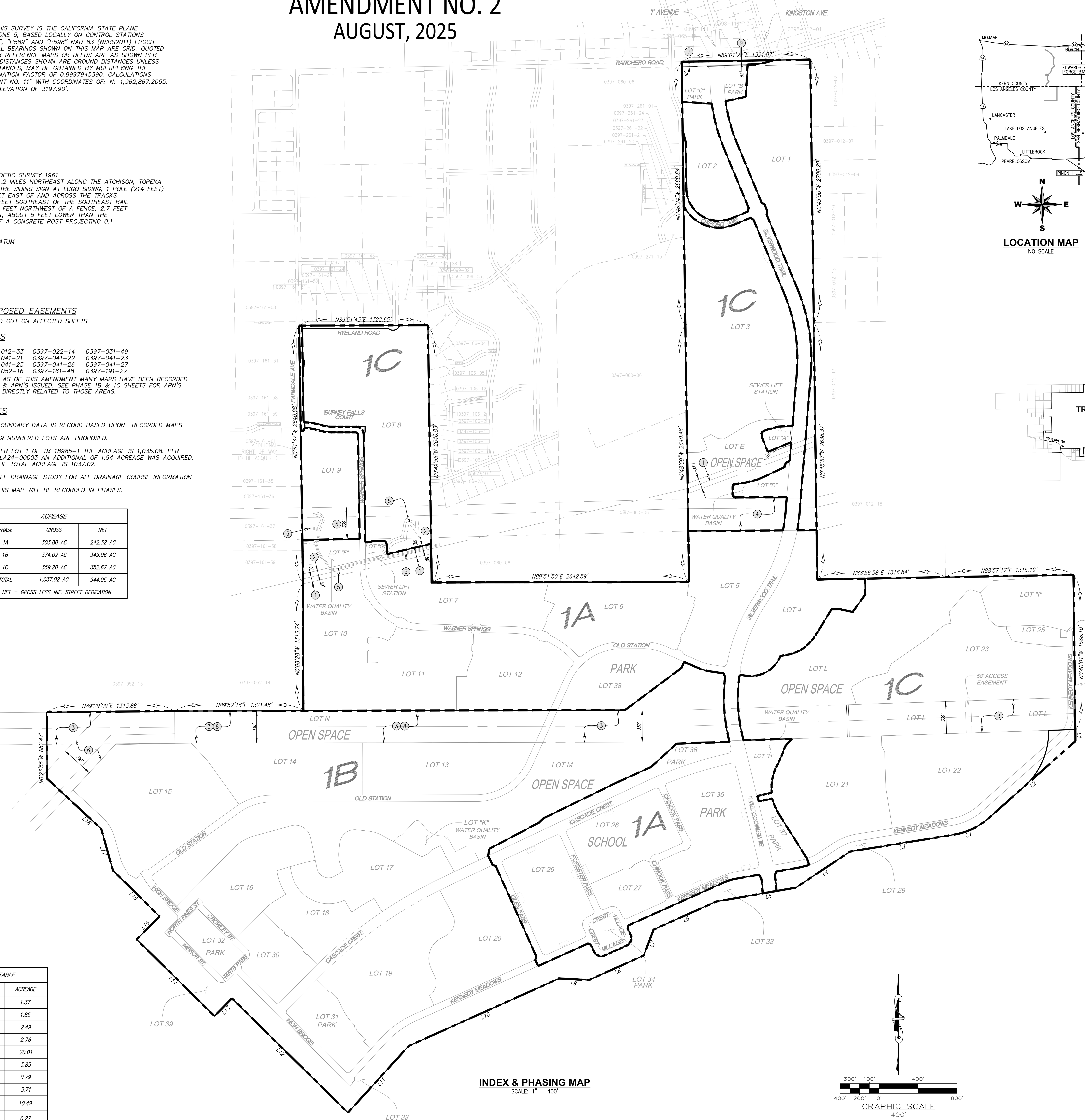
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0397-041-25 0397-041-26 0397-041-27
0397-052-16 0397-161-48 0397-191-27

NOTE: AS OF THIS AMENDMENT MANY MAPS HAVE BEEN RECORDED
& APN'S ISSUED. SEE PHASE 1B & 1C SHEETS FOR APN'S
DIRECTLY RELATED TO THOSE AREAS.

- BOUNDARY DATA IS RECORD BASED UPON RECORDED MAPS
- 39 NUMBERED LOTS ARE PROPOSED.
- PER LOT 1 OF TM 19895-1 THE ACREAGE IS 1,035.08. PER
 L1424-00003 AN ADDITIONAL OF 1.94 ACREAGE WAS ACQUIRED
 THE TOTAL ACREAGE IS 1037.02.
- SEE DRAINAGE STUDY FOR ALL DRAINAGE COURSE INFORMATION
- THIS MAP WILL BE RECORDED IN PHASES.

ACREAGE		
PHASE	GROSS	NET
1A	303.80 AC	242.32 AC
1B	374.02 AC	349.06 AC
1C	359.20 AC	352.67 AC
TOTAL	1,037.02 AC	944.05 AC

* NET = GROSS LESS INF. STREET DEDICATION

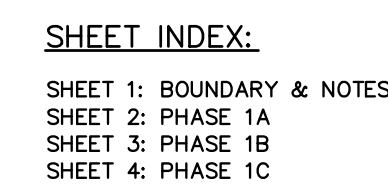


SHEET 1: BOUNDARY & NOTES
SHEET 2: PHASE 1A
SHEET 3: PHASE 1B
SHEET 4: PHASE 1C

ESPERIA LOT NO. 18989 UNIT 2	
	SHEET 1 OF 4
	DWG. NO. T-1

Plotted: Aug 07, 2025 - 2:02pm By: Josep

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 18985, AS SHOWN BY MAP ON FILE RECORDED IN TRACT MAP BOOK 355, PAGES 9 THROUGH 13, INCLUSIVE, RECORDED ON FEBRUARY 26, 2020 PER RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



LOT SUMMARY TABLE			
LOT#	PHASE	LAND USE	ACREAGE
4	1A	RESIDENTIAL (LOW-MED)	18.47
5	1A	RESIDENTIAL (LOW-MED)	21.46
6	1A	RESIDENTIAL (LOW-MED)	21.38
7	1A	RESIDENTIAL (LOW)	22.08
10	1A	RESIDENTIAL (LOW)	24.77
11	1A	RESIDENTIAL (LOW-MED)	17.13
12	1A	RESIDENTIAL (LOW-MED)	17.55
26	1A	RESIDENTIAL (MED)	15.61
27	1A	CREST CLUB	6.47
28	1A	SCHOOL	14.92
34	1A	VILLAGE GREEN PARK	2.00
35	1A	PARK	19.96
36	1A	PARK	7.55
37	1A	PARK	3.67
38	1A	PARK	12.54
A	1A	SEWER LIFT STATION	1.87
B	1A	PARK	1.35
C	1A	PARK	2.49
D	1A	WATER QUALITY BASIN	2.76
F	1A	WATER QUALITY BASIN	3.85
G	1A	SEWER LIFT STATION	0.79
H	1A	WATER QUALITY BASIN	3.71

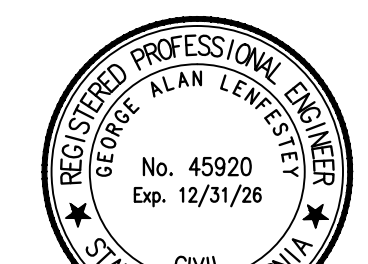
				BENCHMARK, CITY OF HESPERIA BENCHMARK No. E41 1924
				LOCATION: 1.2 MILES NORTH ALONG AT&SR RR FROM THE SIDING SIGN A LUGO SDR
R2	REVISED PHASES 1B & 1C	8/2025		DESCRIPTION:
R1	REVISED LOTTING IN BOTH WLY & ELY FINGERS	4/2022	APP'D	US COAST & GEODETIC SURVEY BRASS DISK IN CONCRETE MONUMENT
REV.	DESCRIPTION	DATE	EVALUATION	ELVATION = 3411.31 FEET NAVD 88



Know what's **below**.
Call before you dig.

DESIGNED BY: P.E.C. WEST
DRAWN BY: P.E.C. WEST
CHECKED BY: P.E.C. WEST
SUBMITTED BY:

GEORGE I. INFESTEY, RCF No.



PLANS PREPARED BY:



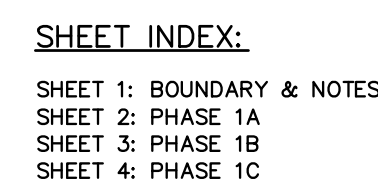
PROACTIVE
ENGINEERING WEST



CITY OF HESPERIA
TENTATIVE TRACT NO. 18989
AMENDMENT 2
PHASE 1A

SHEET
2
OF
4
DWG. NO.
P-1

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 18985, AS SHOWN BY MAP ON FILE RECORDED IN TRACT MAP BOOK 355, PAGES 9 THROUGH 13, INCLUSIVE, RECORDED ON FEBRUARY 26, 2020 PER RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

[illegible]

LOT SUMMARY TABLE			
LO#	PHASE	LAND USE	ACREAGE
13	1B	RESIDENTIAL (LOW-MED)	19.78
14	1B	RESIDENTIAL (LOW-MED)	19.25
15	1B	RESIDENTIAL (LOW)	31.64
16	1B	RESIDENTIAL (LOW-MED)	17.13
17	1B	RESIDENTIAL (LOW-MED)	17.89
18	1B	RESIDENTIAL (LOW-MED)	11.17
19	1B	RESIDENTIAL (LOW-MED)	25.94
20	1B	RESIDENTIAL (LOW-MED)	21.04
30	1B	RESIDENTIAL (MED)	9.37
31	1B	PARK	8.76
32	1B	PARK	5.07
33	1B	VACANT (FUTURE RESIDENTIAL)	21.85
39	1B	VACANT (FUTURE RESIDENTIAL)	20.68
K	1B	WATER QUALITY BASIN	3.88
M	1B	OPEN SPACE	7.65
N	1B	OPEN SPACE	43.81

APN'S
0397-491-13-0-000

ZONE CHANGE NOTE:

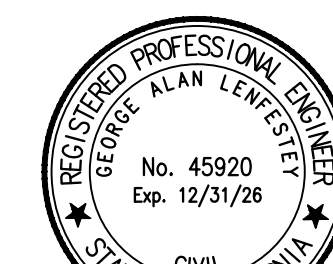
- LOT 30 WILL PROPOSE A ZONE CHANGE FROM "MEDIUM" TO "LOW MEDIUM" DENSITY PER SEPARATE APPLICATION.
- LOT 31 WILL PROPOSE A ZONE CHANGE FROM "PARK" TO "LOW MEDIUM" DENSITY PER SEPARATE APPLICATION.

					BENCHMARK: CITY OF HESPERIA BENCHMARK NO.: E41 1924
					LOCATION: 1.2 MILES NORTH ALONG AT&SF RR FROM THE SIDING SIGN A LUGO SIDING
R2	REVISED PHASES 1B & 1C	8/20/25			DESCRIPTION:
R1	REVISED LOTTING IN BOTH WLY & ELY FINGERS	4/20/22	APP'D		US COAST & GEODETIC SURVEY BRASS DISK IN CONCRETE MONUMENT
REV.	DESCRIPTION	DATE	BY		ELEVATION : 3415.11 FEET NAVD 83



Know what's below.
Call before you dig.

DESIGNED BY: P.E.C. WEST
DRAWN BY: P.E.C. WEST
CHECKED BY: P.E.C. WEST
SUBMITTED BY:



PLANS PREPARED BY



CITY OF HESPERIA
TENTATIVE TRACT NO. 18989
AMENDMENT 2
PHASE 1B

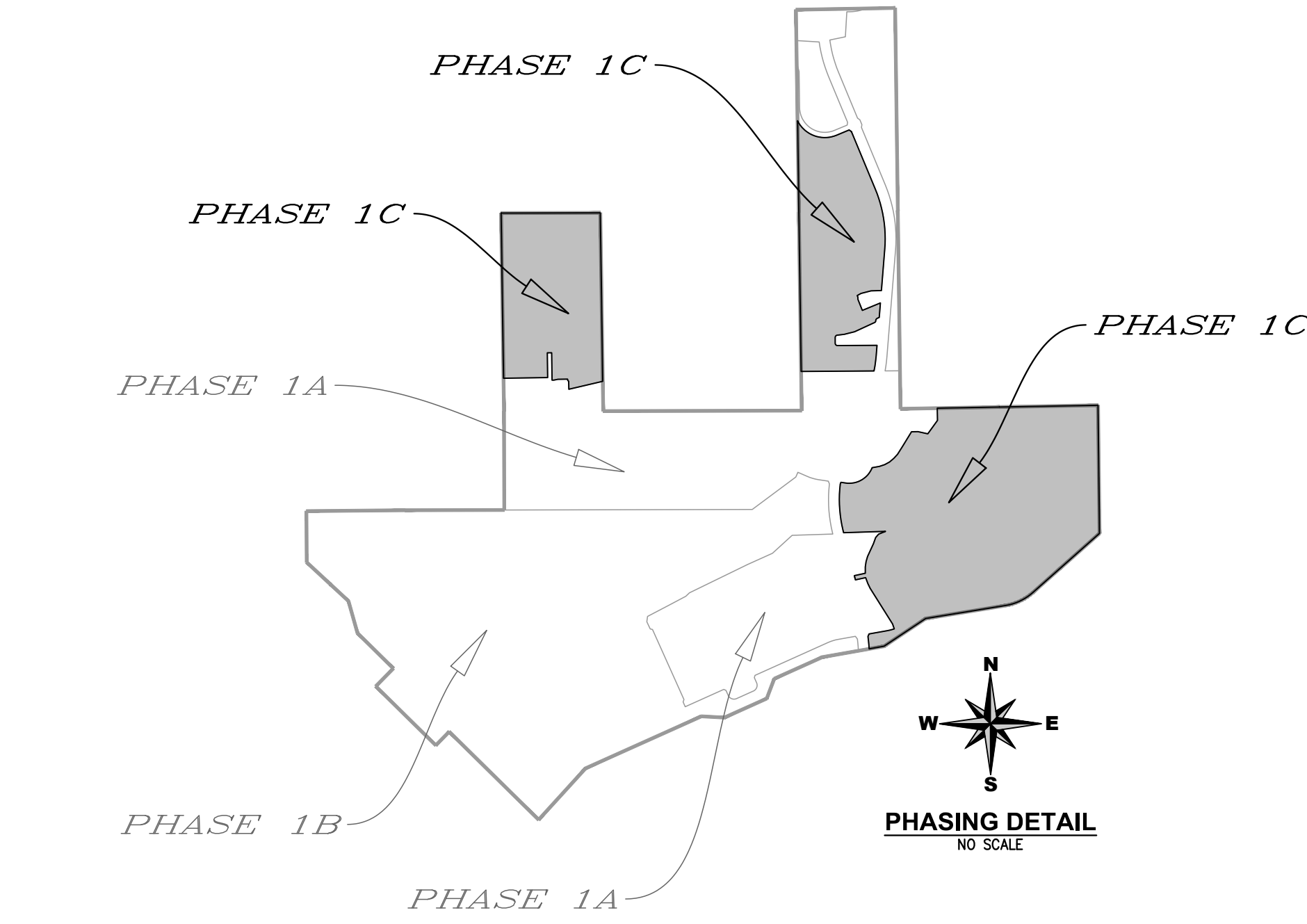
SHEET
3
OF
4

DWG. NO.
P-2

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO
TENTATIVE TRACT NO. 18989

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 18985, AS SHOWN BY MAP ON FILE RECORDED IN TRACT MAP BOOK 355, PAGES 9
THROUGH 13, INCLUSIVE, RECORDED ON FEBRUARY 26, 2020 PER RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

PHASE 1C
AUGUST, 2025



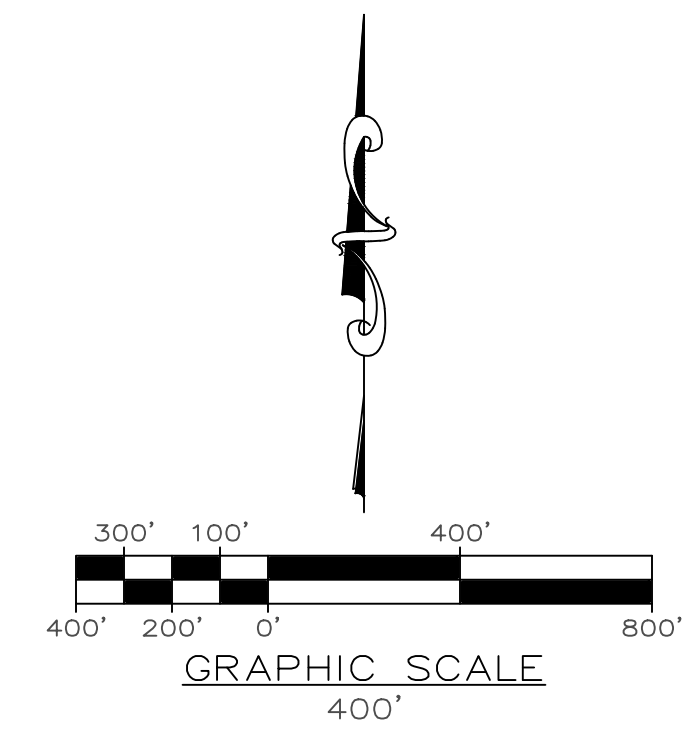
SHEET INDEX:
SHEET 1: BOUNDARY & NOTES
SHEET 2: PHASE 1A
SHEET 3: PHASE 1B
SHEET 4: PHASE 1C

LOT SUMMARY TABLE				
LOT #	PHASE	LAND USE	ACREAGE	
1	1C	RESIDENTIAL (LOW)	35.88	
2	1C	RESIDENTIAL (LOW)	12.11	
3	1C	RESIDENTIAL (LOW)	50.72	
8	1C	RESIDENTIAL (LOW)	49.06	
9	1C	RESIDENTIAL (LOW)	15.00	
21	1C	RESIDENTIAL (LOW-MED)	27.00	
22	1C	RESIDENTIAL (LOW-MED)	26.81	
23	1C	RESIDENTIAL (LOW)	31.80	
24	1C	RESIDENTIAL (LOW)	0.12	
25	1C	RESIDENTIAL (LOW)	2.38	
29	1C	VACANT (FUTURE RESIDENTIAL)	8.58	
E	1C	OPEN SPACE	20.01	
I	1C	WASTE WATER PLANT	10.49	
J	1C	OPEN SPACE	0.27	
L	1C	OPEN SPACE	62.44	

APN'S
0397-491-13-0-000
0397-161-66-0-000



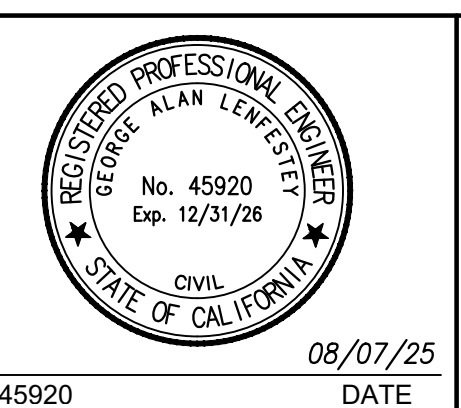
ZONE CHANGE NOTE:
• LOT 23, 24, & 25 WILL PROPOSE A ZONE CHANGE FROM "LOW" TO "LOW MEDIUM" DENSITY PER SEPARATE APPLICATION.



R2	REVISED PHASES 1B & 1C	8/2025			
R1	REVISED LOTTING IN BOTH WLY & ELY FINGERS	4/2022	APPD		
REV.	DESCRIPTION	DATE	BY		

BENCHMARK CITY OF HESPERIA
BENCHMARK NO. E411924
LOCATION:
1.2 MILES NORTH ALONG AT&SF RR
FROM THE SIDING SIGN A LUGO SIDING
DESCRIPTION:
US COAST & GEODETIC SURVEY
BRASS DISK IN CONCRETE MONUMENT
ELEVATION = 3411.31 FEET NAVD 88

DESIGNED BY: J.P.C. WEST
DRAWN BY: J.P.C. WEST
CHECKED BY: J.P.C. WEST
SUBMITTED BY:
GEORGE LENFESTEY RCE No. 45920



PLANS PREPARED BY:
PROACTIVE ENGINEERING
CONSULTANTS WEST
21001 VIA INDEPENDENCE
HESPERIA, CA 92540
951-220-0800



CITY OF HESPERIA
TENTATIVE TRACT NO. 18989
AMENDMENT 2
PHASE 1C

SHEET
4
OF
4
DWG. NO.
P-3