REMUDA RANCH

NWC FM 471 & GALM RD.

AZTX PROPERTIES LTD.
2200 EAST RIVER RD.
SUITE 124
TUCSON, AZ 85718

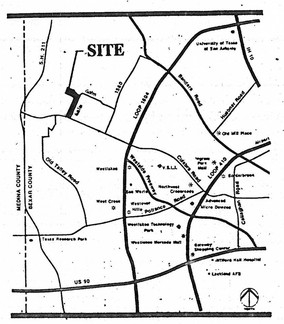
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SUMMARY

NO. OF LOTS 589 LOTS
ACREAGE 426.97 AC.

NOTE:
ALL STREETS HAVE A 50' STREET R.O.W. UNLESS OTHERWISE NOTED.

* THE COMBINED DENSITY OF PHASE II AND PHASE III INCLUDING THE COMMUNITY OPEN SPACE IS 2.96 DU/AC.



LOCATION MAP

PROPOSED REMUDA RANCH COMMERCIAL
ACREAGE 20.98 AC.
EXISTING ZONING B-2

PROPOSED REMUDA RANCH PHASE II
NO. OF LOTS 240 LOTS
LOT SIZE 60' X 120'
ACREAGE 66.0 AC.
DENSITY 3.64 DU/AC.

PROPOSED REMUDA RANCH PHASE III
NO. OF LOTS 240 LOTS
LOT SIZE 60' X 120'
ACREAGE 51.16 AC.
DENSITY 4.69 DU/AC.

PROPOSED CANYON PARK ESTATES PHASE I, UNIT 1
NO. OF LOTS 63 LOTS
LOT SIZE 2.15 AC. (AVG)
ACREAGE 153.48 AC.
DENSITY 0.40 DU/AC.

SCALE: 1"=200'-0"

0 100 200 400 800

ALL WEATHER BRIDGE STRUCTURE

20' WIDE PEDESTRIAN PASEO LINKAGE TO PEDESTRIAN/EQUESTRIAN CORRIDOR

EXISTING 30' R.O.W.
PROPOSED 60' R.O.W.

KALLISON LANE

LIMITS OF 100 YR. F.B.M.A. FLOODPLAIN

KALLISON RANCH

EXISTING 1-H 471 R.O.W.

CREEK BOTTOM 22.92 AC.

20' WIDE PEDESTRIAN/ EQUESTRIAN CORRIDOR

SPECIAL USE 6.42 AC.

DEDICATION TO COUNTY

GALM ROAD
EXISTING 60' R.O.W.
PROPOSED 86' R.O.W.

GALM ROAD
EXIST. 60' R.O.W.
PROP. 86' R.O.W.

P-29 C.B. 4450

P-28 C.B. 4450

320 Ac. P-1 C.B. 4467

216 Ac. P-1 C.B. 4468

P-1C C.B. 4468

KALLISON RANCH

GOVERNMENT CANYON STATE PARK

LIMITS OF REVISION (2000)

TEXAS STATE PARKS & WILDLIFE DEPT.

POADP # 433

APPROVED DEC. 2, 1994

PROPOSED CANYON PARK ESTATES PHASE I, UNIT 2
NO. OF LOTS 46 LOTS
LOT SIZE 1.86 AC. (AVG)
ACREAGE 85.50 AC.
DENSITY 0.54 DU/AC.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

DATE: NOV. 2,1994
REVISED: OCT. 16,1997

#433