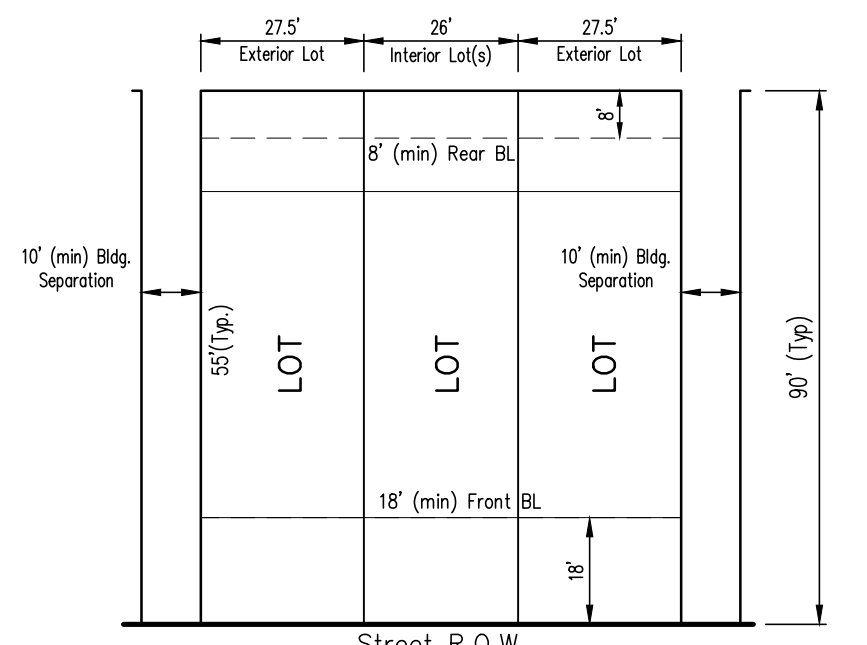
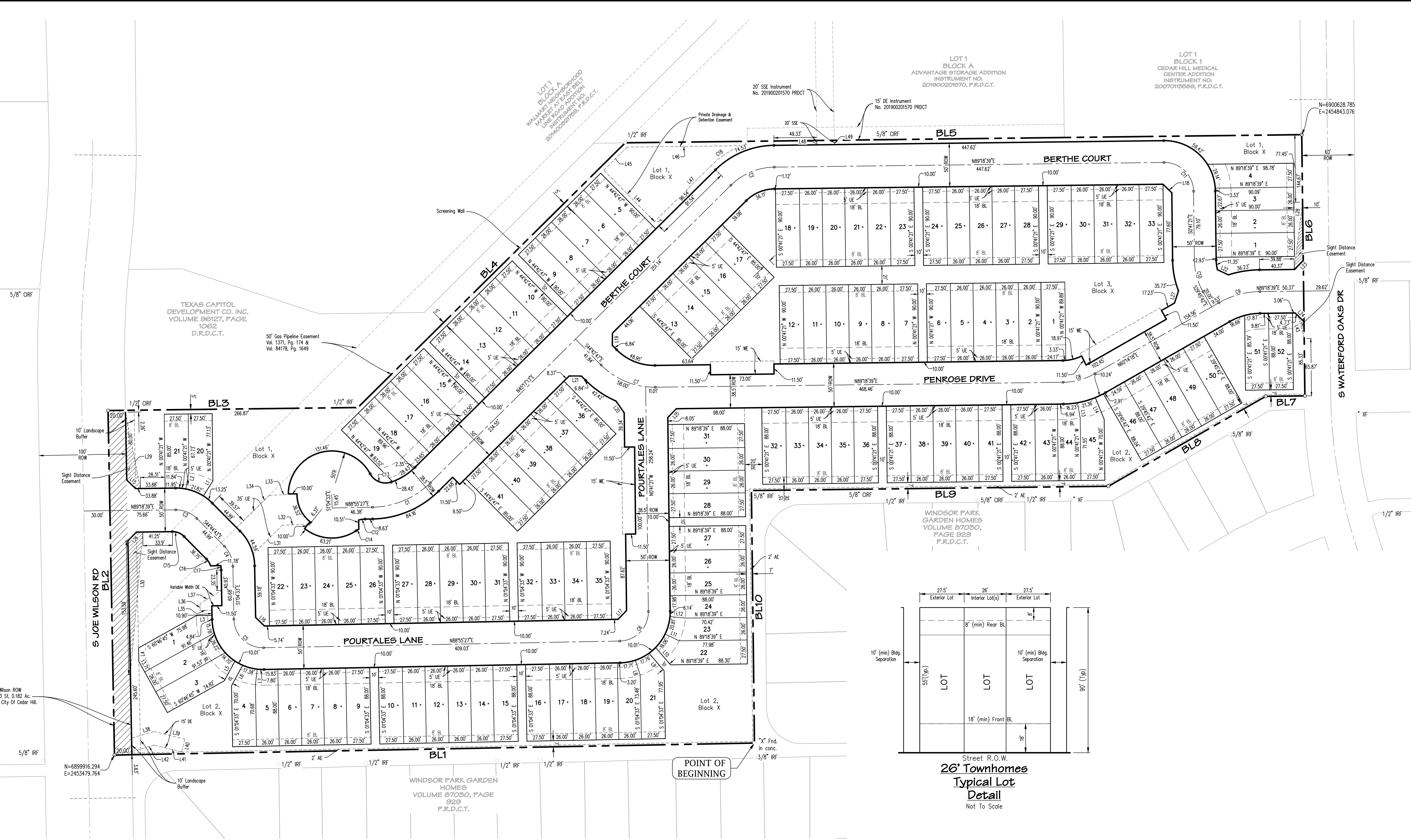


LOCATION MAP / KEY MAP
N.T.S.

LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT FOUND
Easmt.	EASEMENT
ULI	UTILITY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
ST	STREET EASEMENT
FALE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
BD	BLOCK DESIGNATION
STF	STREET FRONTAGE
CAB	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
NIS	NOT TO SCALE
(DRCCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRCCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDC)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Street R.O.W.
20' Townhomes
Typical Lot
Detail
Not To Scale

Boundary Line Table

Line #	Bearing	Distance
BL1	S88°55'27"W	735.00'
BL2	N01°04'33"W	395.73'
BL3	N89°18'39"E	286.87'
BL4	N45°17'13"E	432.13'
BL5	N89°18'39"E	776.86'
BL6	S00°41'21"E	300.00'
BL7	S89°18'39"W	45.00'
BL8	S60°14'18"W	208.01'
BL9	S89°18'39"W	410.00'
BL10	S00°41'21"E	290.00'

- Notes:
- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All corners are 1/2 inch iron rods with plastic caps stamped "SPIARSEN RPLS 5252" unless otherwise noted.
 - Building setbacks shall comply with the Planned Development District at the time of the building permit.
 - All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - All open space areas, Lots 1-3, Block X, to be owned and maintained by the HOA.
 - All parking spaces and adjacent sidewalks within HOA lots shall be owned and maintained by the HOA.
 - Lot 1, Block X to be used for sidewalks, trails, landscaping and detention easement. Lots 2-3, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
 - All sidewalks are 4' wide unless noted otherwise on plans. 5'x5' pads shown shall be placed and constructed per ADA requirements.
 - No Floodplain exists on this site.
 - No walls, buildings, fences or other obstructions to view in excess of thirty inches in height shall be placed within the visibility triangle areas at the intersections of the streets and alleys, except trees pruned high enough to permit unobstructed vision to automobile drivers.

DEVELOPED OPEN SPACE SUMMARY
3 Developed Open Space Lots Totalling 0.519 Acres
Dog Park: 11,831 SF
Community Garden: 8,948 SF
Children's Play Area: 1,822 SF
Total = 22,602 SF (0.519 Acres)

OPEN SPACE SUMMARY
3 Block X Lots Totalling 3.643 Acres
3 Developed Open Space Areas Totalling 0.519 Acres
By 3:1 Rule, Total Open Space Provided = (0.519*3)+(3.643-0.519) = 4.681 Acres
% Open Space = 4.681/14.232 = 33%

OWNER / APPLICANT
ASHTON WOODS
1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Telephone: (214) 616-6887
Contact: Daniel Satsky

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and
No. F-10043100
Contact: Matt Dorsett

FINAL PLAT
of
BROADMOOR VILLAGE
ADDITION, CITY OF CEDAR HILL,
DALLAS COUNTY, TEXAS
BEING 14.232 acres of land out of
the DAVID MERRILL Survey, Abstract 877

126 TOWNHOME LOTS
3 OPEN SPACE LOTS
14.232 GROSS ACRES
3.746 ACRES R.O.W.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, STARLIGHT HOMES TEXAS, is the OWNER of a 14.232 Acre tract of land situated in the David Merrill Survey, Abstract No. 877, City of Cedar Hill, Dallas County, Texas, and being that certain tract of land conveyed to Shoelaces of Texas, LTD. as recorded in Volume 94223, Page 648, Deed Records, Dallas County, Texas (DRDCT), and being that certain tract of land conveyed to New Life Fellowship of Los Colinas, Inc., as recorded in Volume 2002037, Page 535, DRDCT, and being that certain tract of land conveyed to New Life Covenant Church, as recorded in Volume 2005014, Page 658, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an X found in concrete being on the existing north right-of-way line of a 15' Alley, Windsor Park Garden Homes, as recorded in Volume 87030, Page 929 of the Plat Records, Dallas County, Texas (PRDCT);

THENCE, S 88°55'27" W, 735.00 feet along the north line of said Windsor Park Garden Homes to a 1/2 inch iron rod set with a plastic cap stamped "SPIARS ENG RPLS 5252" and also being the existing east right-of-way line of a 80' Road, South Joe Wilson Road;

THENCE, N 01°04'33" W, 395.73 feet along said right-of-way line to a 1/2 inch iron rod set with a plastic cap stamped "SPIARS ENG RPLS 5252" and also being the southwest corner of a tract conveyed to Texas Capital Development Co, Inc., as recorded in Volume 96127, Page 1062, DRDCT;

THENCE, N 89°18'39" E, 286.87 feet to a 1/2 inch iron rod found in the southeast corner of a tract of land conveyed to Texas Capital Development Co, Inc. by deed recorded in Volume 96127, Page 1062, DRDCT;

THENCE, N 45°17'13" E, 432.13 feet to a 1/2 inch iron rod found in the southwest corner of Lot 1, Block A, Advantage Storage Addition, Instrument Number 201900201570, PRDCT;

THENCE, N 89°18'39" E, 776.86 feet to a 1/2 inch iron rod set with a plastic cap stamped "SPIARS ENG RPLS 5252" and also being the existing west right-of-way line of a 60' Road, South Waterford Oaks Drive;

THENCE, S 00°41'21" E, 300.00 feet along said right-of-way to a 1/2 inch iron rod set with a plastic cap stamped "SPIARS ENG RPLS 5252" and also being on the existing north right-of-way line of a 15' Alley, and also a northeasterly corner of said Windsor Park Garden Homes;

THENCE, S 89°18'39" W, 45.00 feet along said north line of Windsor Park Garden Homes to a 1/2 inch iron rod set with a plastic cap stamped "SPIARS ENG RPLS 5252";

THENCE, S 60°14'18" W, 208.01 feet continuing along said north line to a 1/2 inch iron rod set with a plastic cap stamped "SPIARS ENG RPLS 5252";

THENCE, S 89°18'39" W, 410.00 feet continuing along said north line to a 5/8 inch iron rod found in a northwesterly corner of said Windsor Park Garden Homes;

THENCE, S 00°41'21" E, 290.00 feet continuing along the west line of said 15' Alley to the POINT OF BEGINNING with the subject tract containing 619,948 square feet or 14.232 acres of land.

OWNER'S DEDICATION for Public Streets

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STARLIGHT HOMES TEXAS, LLC, does hereby adopt this plat of BROADMOOR VILLAGE in the City of Cedar Hill, Dallas County, Texas, and does hereby dedicate to the public use forever the streets, alleys and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of prcurring the permission of anyone.

EXECUTED at Cedar Hill, Texas, this ___ day of _____, 2023.

BY: X _____

Daniel Satsky
Vice President, Starlight Homes Texas, LLC

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Satsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he execute the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public, State of Texas My commission expires: _____

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Cedar Hill, Texas.

Dated this the ___ day of _____, 2023.



DARREN K. BROWN, R.P.L.S. No. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he execute the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public, State of Texas My commission expires: _____

Lot Area Table		
Lot #	Block #	Square Feet
1	A	2,475
2	A	2,340
3	A	2,340
4	A	2,562
5	A	2,475
6	A	2,340
7	A	2,340
8	A	2,340
9	A	2,475
10	A	2,475
11	A	2,340
12	A	2,340
13	A	2,340
14	A	2,475
15	A	2,475
16	A	2,340
17	A	2,340
18	A	2,340
19	A	2,412
20	A	2,469
21	A	2,312
22	A	2,475
23	A	2,340
24	A	2,340
25	A	2,340

Lot Area Table		
Lot #	Block #	Square Feet
26	A	2,475
27	A	2,475
28	A	2,340
29	A	2,340
30	A	2,340
31	A	2,475
32	A	2,475
33	A	2,340
34	A	2,340
35	A	2,475
36	A	2,338
37	A	2,210
38	A	2,210
39	A	2,210
40	A	2,210
41	A	2,337

Lot Area Table		
Lot #	Block #	Square Feet
1	B	2,526
2	B	2,353
3	B	2,467
4	B	2,397
5	B	2,269
6	B	2,288
7	B	2,288
8	B	2,288
9	B	2,420
10	B	2,420
11	B	2,288
12	B	2,288
13	B	2,288
14	B	2,288
15	B	2,420
16	B	2,420
17	B	2,288
18	B	2,288
19	B	2,288
20	B	2,271
21	B	2,551
22	B	2,781
23	B	2,340
24	B	2,272
25	B	2,288

Lot Area Table		
Lot #	Block #	Square Feet
26	B	2,288
27	B	2,420
28	B	2,420
29	B	2,288
30	B	2,288
31	B	2,420
32	B	2,420
33	B	2,288
34	B	2,288
35	B	2,288
36	B	2,420
37	B	2,420
38	B	2,288
39	B	2,288
40	B	2,288
41	B	2,420
42	B	2,420
43	B	2,288
44	B	2,273
45	B	2,465
46	B	2,420
47	B	2,288
48	B	2,288
49	B	2,288
50	B	2,420

Lot Area Table		
Lot #	Block #	Square Feet
51	B	2,407
52	B	2,420

Lot Area Table		
Lot #	Block #	Square Feet
1	C	2,475
2	C	2,340
3	C	2,340
4	C	2,340
5	C	2,340
6	C	2,475
7	C	2,475
8	C	2,340
9	C	2,340
10	C	2,340
11	C	2,340
12	C	2,475
13	C	2,337
14	C	2,210
15	C	2,210
16	C	2,210
17	C	2,338
18	C	2,475
19	C	2,340
20	C	2,340
21	C	2,340
22	C	2,340
23	C	2,475
24	C	2,475
25	C	2,340

Lot Area Table		
Lot #	Block #	Square Feet
26	C	2,340
27	C	2,340
28	C	2,475
29	C	2,475
30	C	2,340
31	C	2,340
32	C	2,340
33	C	2,475

Open Space Area Table		
Lot #	Block #	Acres
1	X	1.621
2	X	1.202
3	X	0.818

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Cedar Hill (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

CERTIFICATE OF APPROVAL

Approved this ___ day of _____, 2023 by the City of Cedar Hill, Texas.

Mayor of Cedar Hill, Texas

City Secretary

Chairman Planning and Zoning Commission

FINAL PLAT
of
BROADMOOR VILLAGE
ADDITION, CITY OF CEDAR HILL,
DALLAS COUNTY, TEXAS
BEING 14.232 acres of land out of
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3 OPEN SPACE LOTS
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