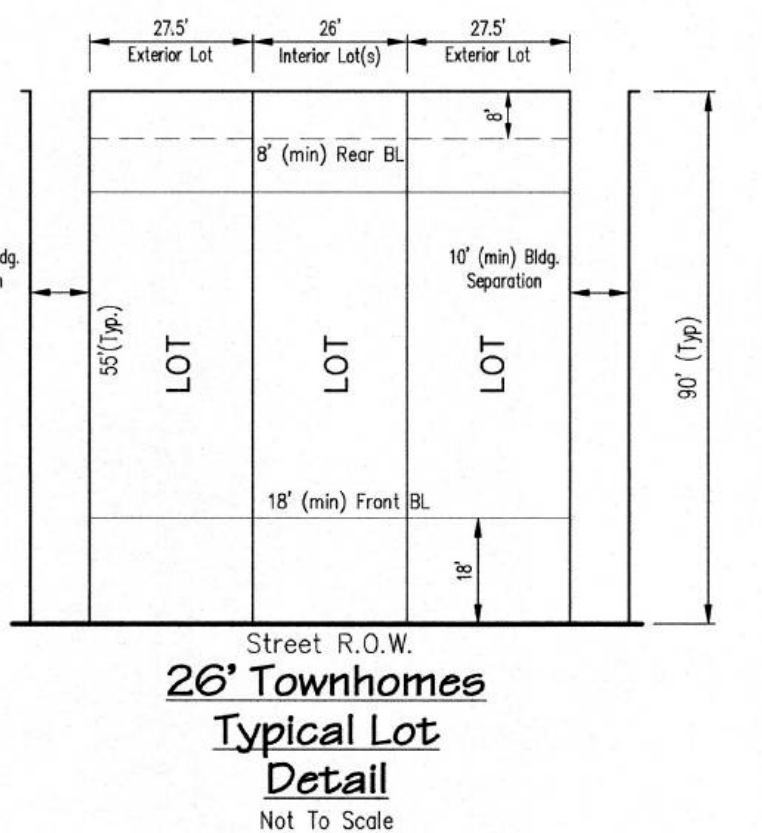
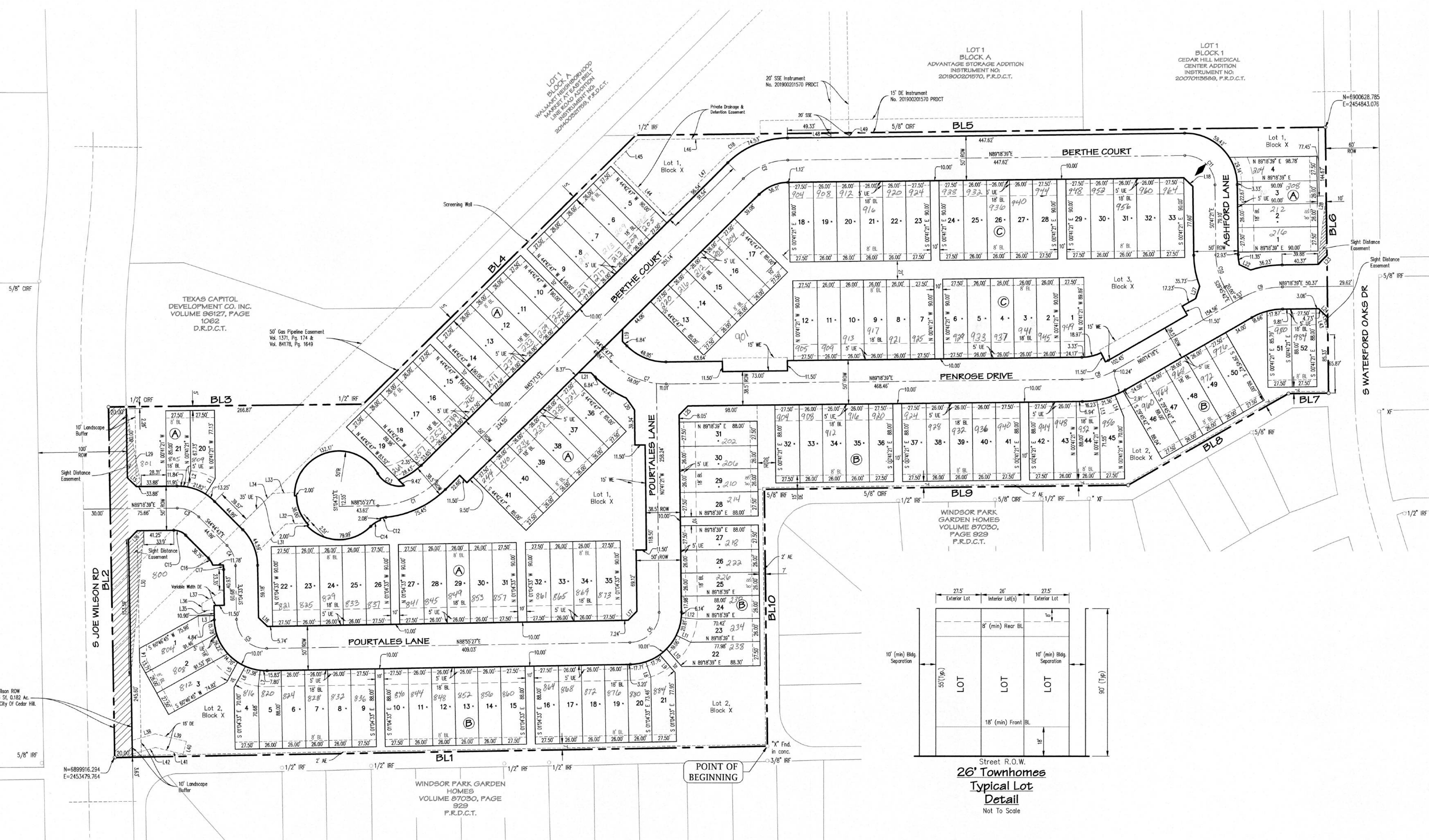


LOCATION MAP / KEY MAP
N.T.S.

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
IRF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UTL	UTILITY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
SE	STREET EASEMENT
SIE	STREET EASEMENT
FALE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIRE & BIKE TRAIL EASEMENT
VAN	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BIP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
N.T.S.	NOT TO SCALE
(DRCDT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPROCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



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.
 - There is no 100 year FEMA Flood Plain on site, as reflected by Flood Insurance Rate Map Panel (FIRM) Map Nos. 4813C0610K dated July 7, 2014 prepared by the Federal Emergency Management Agency (FEMA) for Dallas County, Texas.

DEVELOPED OPEN SPACE SUMMARY
3 Developed Open Space Lots Totalling 0.519 Acres
Dog Park: 11,831 SF
Community Garden: 6,948 SF
Children's Play Area: 1,822 SF
Total = 22,602 SF (0.519 Acres)

OPEN SPACE SUMMARY
3 Block X Lots Totalling 3,641 Acres
3 Developed Open Space Areas Totalling 0.519 Acres
By 2:1 Rule, Total Open Space Provided = (0.519*3)+(3.641-0.519) = 4.679 Acres
% Open Space = 4.679/14.232 = 33%

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

OWNER / APPLICANT
STARLIGHT HOMES TEXAS, LLC
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

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