

LOCATION MAP / KEY MAP  
N.T.S.

**LEGEND**  
(Not all items may be applicable)

IRF	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARKS/ENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Est. L	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
○	CENTERLINE
□	BLOCK DESIGNATION
▭	STREET FRONTAGE
▭	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**DEVELOPED OPEN SPACE SUMMARY**  
 3 DEVELOPED OPEN SPACE LOTS TOTALING 0.5 ACRES  
 DOG PARK: 11,700 S.F.  
 COMMUNITY GARDEN: 8,350 S.F.  
 CHILDREN'S PLAY AREA: 1,820 S.F.  
 TOTAL = 21,870 S.F. (0.5 ACRES)

**OPEN SPACE SUMMARY**  
 3 BLOCK X LOTS TOTALING 3.292 ACRES  
 3 DEVELOPED OPEN SPACE AREAS TOTALING 0.5 ACRES  
 BY 3:1 RULE, TOTAL OPEN SPACE PROVIDED =  
 (0.5\*3)+(3.292-0.5) = 4.292 ACRES  
 % OPEN SPACE = 4.292/14.232 = 30%

**BROADMOOR VILLAGE**  
 126 LOTS DEVELOPED TO PD STANDARDS  
 3 OPEN SPACE LOTS  
 14.232 ACRES (9.06 UNITS/ACRE)  
 AVERAGE LOT SIZE = 3,782.11 SF

**PARKING SUMMARY**  
 REQUIRED: 2.4 SPACES PER DWELLING UNIT  
 (302 SPACES REQUIRED)  
 PROVIDED: 52 ON-STREET SPACES &  
 252 ENCLOSED SPACES  
 (304 SPACES PROVIDED)

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	A	2,538	0.058
2	A	2,297	0.053
3	A	2,503	0.057
4	A	2,458	0.056
5	A	2,323	0.053
6	A	2,340	0.054
7	A	2,340	0.054
8	A	2,340	0.054
9	A	2,475	0.057
10	A	2,475	0.057
11	A	2,340	0.054
12	A	2,340	0.054
13	A	2,340	0.054
14	A	2,340	0.054
15	A	2,475	0.057
16	A	2,475	0.057
17	A	2,340	0.054
18	A	2,340	0.054
19	A	2,340	0.054
20	A	2,325	0.053
21	A	2,594	0.060
22	A	2,864	0.066
23	A	2,374	0.054
24	A	2,341	0.054
25	A	2,340	0.054

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
26	A	2,340	0.054
27	A	2,475	0.057
28	A	2,475	0.057
29	A	2,340	0.054
30	A	2,340	0.054
31	A	2,475	0.057
32	A	2,475	0.057
33	A	2,340	0.054
34	A	2,340	0.054
35	A	2,340	0.054
36	A	2,475	0.057
37	A	2,475	0.057
38	A	2,340	0.054
39	A	2,340	0.054
40	A	2,340	0.054
41	A	2,475	0.057
42	A	2,475	0.057
43	A	2,340	0.054
44	A	2,347	0.054
45	A	2,550	0.059
46	A	2,471	0.057
47	A	2,340	0.054
48	A	2,340	0.054
49	A	2,340	0.054
50	A	2,475	0.057

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
51	A	2,469	0.057
52	A	2,475	0.057

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	B	2,475	0.057
2	B	2,340	0.054
4	B	2,559	0.059
5	B	2,338	0.054
7	B	2,210	0.051
8	B	2,210	0.051
10	B	2,338	0.054
11	B	2,210	0.051
12	B	2,210	0.051
13	B	2,210	0.051
16	B	2,210	0.051
17	B	2,210	0.051
18	B	2,210	0.051
19	B	2,318	0.053

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	C	2,475	0.057
2	C	2,340	0.054
3	C	2,340	0.054
4	C	2,340	0.054
5	C	2,475	0.057
6	C	2,475	0.057
7	C	2,340	0.054
8	C	2,340	0.054
9	C	2,340	0.054
10	C	2,340	0.054
11	C	2,475	0.057
12	C	2,475	0.057
13	C	2,340	0.054
14	C	2,340	0.054
15	C	2,340	0.054

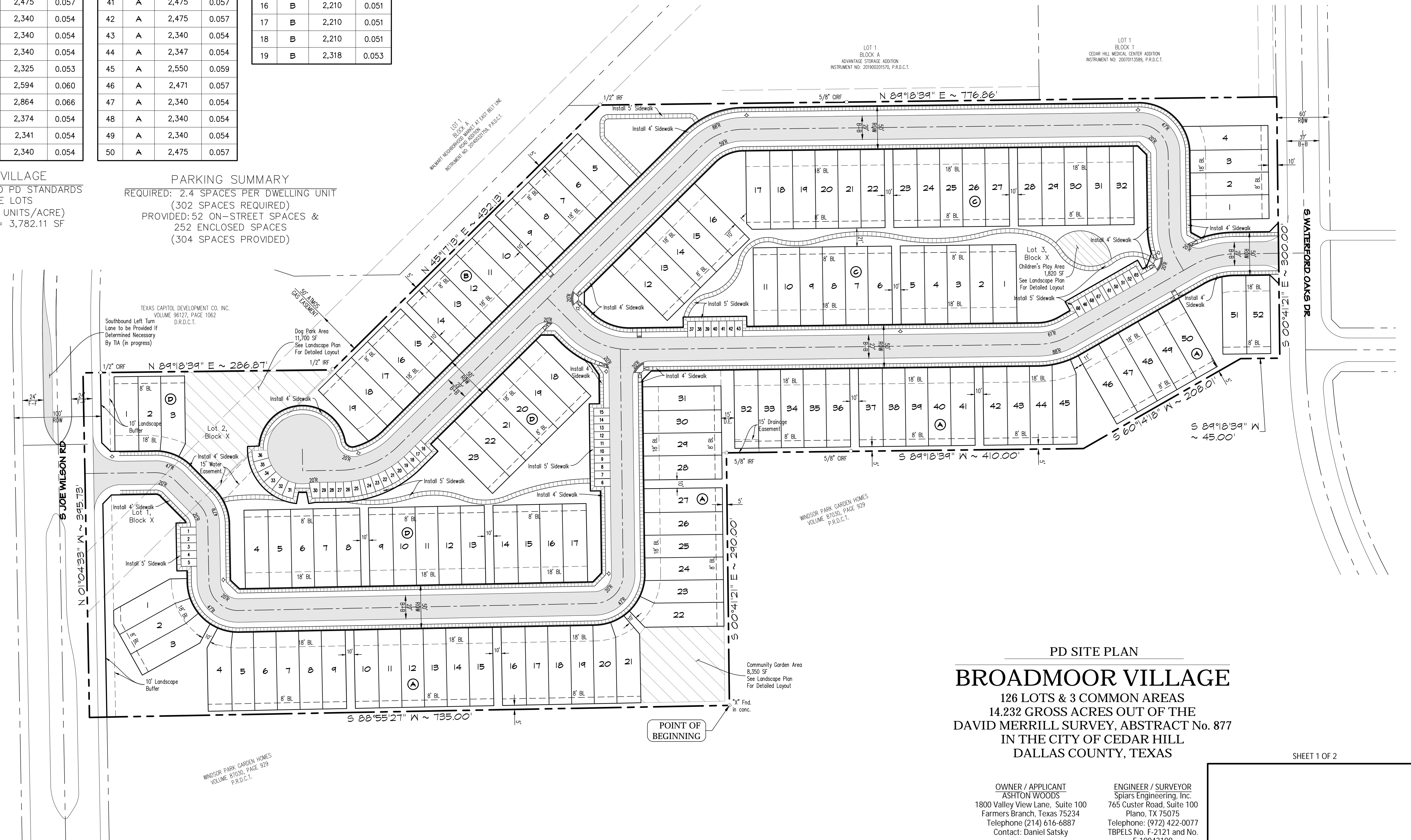
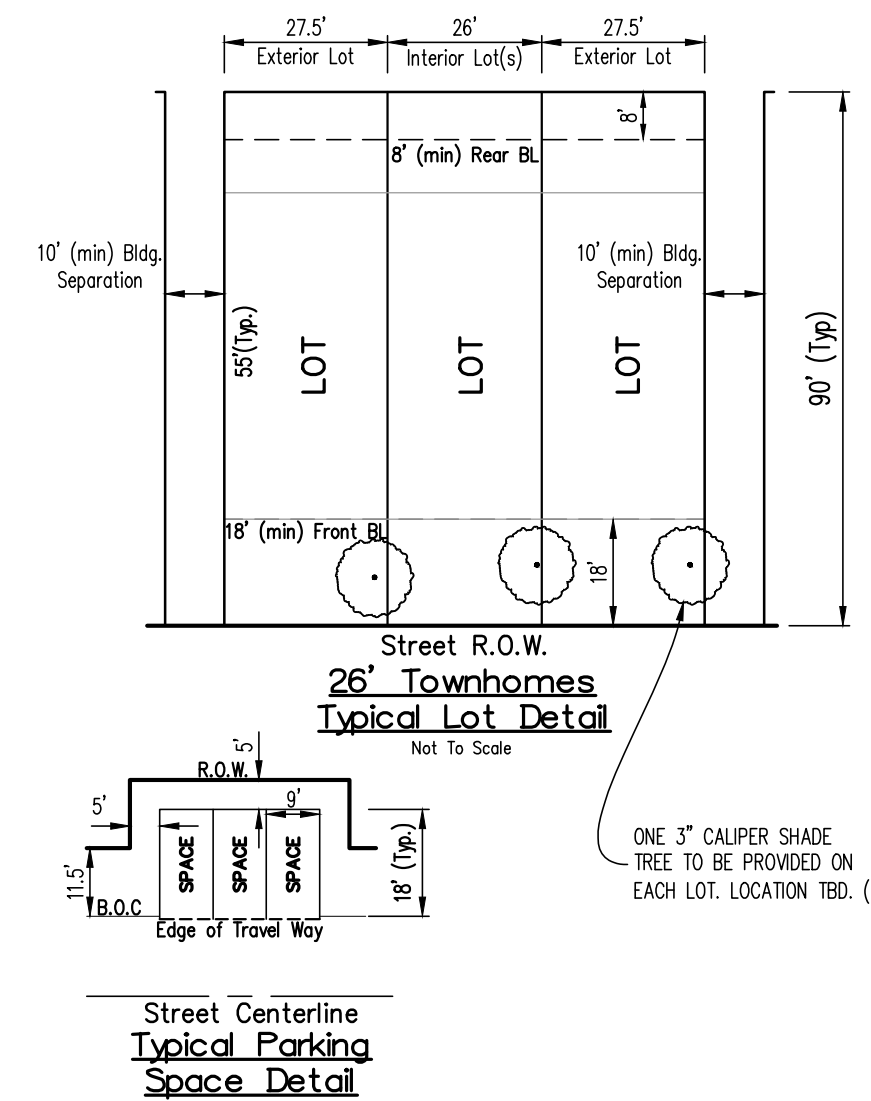
Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
16	C	2,475	0.057
17	C	2,454	0.056
18	C	2,340	0.054
19	C	2,340	0.054
20	C	2,340	0.054
21	C	2,340	0.054
22	C	2,475	0.057
23	C	2,475	0.057
24	C	2,340	0.054
25	C	2,340	0.054
26	C	2,340	0.054
27	C	2,475	0.057
28	C	2,475	0.057
29	C	2,340	0.054
30	C	2,340	0.054

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
31	C	2,340	0.054
32	C	2,475	0.057

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	D	2,355	0.054
2	D	2,213	0.051
3	D	2,426	0.056
4	D	2,475	0.057
5	D	2,340	0.054
6	D	2,340	0.054
7	D	2,340	0.054
8	D	2,475	0.057
9	D	2,475	0.057
10	D	2,340	0.054
11	D	2,340	0.054
12	D	2,340	0.054
13	D	2,475	0.057
14	D	2,475	0.057
15	D	2,340	0.054

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
16	D	2,340	0.054
17	D	2,475	0.057
18	D	2,475	0.057
19	D	2,340	0.054
20	D	2,340	0.054
21	D	2,340	0.054
22	D	2,340	0.054
23	D	2,475	0.057

Open Space Area Table		
Lot #	Block #	Acres
1	X	1.119
2	X	1.382
3	X	0.791



**PD SITE PLAN**  
**BROADMOOR VILLAGE**  
 126 LOTS & 3 COMMON AREAS  
 14.232 GROSS ACRES OUT OF THE  
 DAVID MERRILL SURVEY, ABSTRACT No. 877  
 IN THE CITY OF CEDAR HILL  
 DALLAS COUNTY, TEXAS

**OWNER / APPLICANT**  
 ASHTONWOODS  
 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

Drawing: 03/2020-288531-317 Cedar Hill Townhomes/CAD/03/21/2022 4:46:17 PM Saved By: Narrow State Time: 4/7/2022 4:44 PM Plotted By: Narrow Plot Date: 4/7/2022 4:44 PM

STATE OF TEXAS §  
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS, STARLIGHT HOMES TEXAS, LLC is the owner of a tract of land situated in the David Merrill Survey, Abstract No. 877, in the City of Cedar Hill, Dallas County, Texas, being a all of a tract conveyed to STARLIGHT HOMES TEXAS, LLC, according to the deed recorded in Doc. No. 202200029667 of the Deed Records, Dallas County, Texas (DRCCT), with the subject tract 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;

THENCE, N 01°04'33" W, 395.73 feet;

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 Capitol 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;

THENCE, S 00°41'21" E, 300.00 feet;

THENCE, S 89°18'39" W, 45.00 feet;

THENCE, S 60°14'18" W, 208.01 feet;

THENCE, S 89°18'39" W, 410.00 feet;

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, STARLIGHT HOMES TEXAS, LLC, do hereby adopt this plat designating the hereinabove described property as BROADMOOR VILLAGE, an Addition to the City of CEDAR HILL, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of CEDAR HILL, Texas.

Witness our hands at DALLAS County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

COMPANY NAME

By: \_\_\_\_\_  
SIGNER'S NAME, TITLE

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, State of Texas

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 \_\_\_\_\_, 2022.



\_\_\_\_\_  
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 executed 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, State of Texas

PD SITE PLAN  
**BROADMOOR VILLAGE**  
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DAVID MERRILL SURVEY, ABSTRACT No. 877  
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DALLAS COUNTY, TEXAS

SHEET 2 OF 2

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  
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Telephone: (972) 422-0077  
TBPELS No. F-2121 and No.  
F-10043100  
Contact: Matt Dorsett

Scale: N/A April, 2022 SEI Job No. 21-317