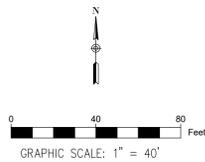


VICINITY MAP
SCALE: 1" = 1,000'



ABBREVIATIONS

- O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- DOC. No. = DOCUMENT NUMBER
- RM = RECORD MONUMENT
- SPF = SQUARE PIPE FOUND
- IRF = IRON ROD FOUND
- CIRS = 5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED
"ADAMS SURVEYING COMPANY LLC"
- CIRF = 5/8" CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED
"ADAMS SURVEYING COMPANY LLC"
- TBM = TEMPORARY BENCH MARK
- AO = AGRICULTURAL OPEN SPACE
- LI = LIGHT INDUSTRIAL
- SU = SPECIFIC USE

LEGEND

- = Water Valve
- = Fire Hydrant
- = Water Meter
- = Water Manhole
- = Utility Pole
- = Guy Wire Anchor
- = Sanitary Sewer Manhole
- = Clean Out
- = Telecommunication Vault
- = Telecommunications Pedestal
- = Telecommunications Marker
- = Temporary Benchmark
- = Overhead Wire
- = Wire Fence
- = Chain Link Fence
- = Metal Screening Fence

Sheet size of 22x34

GENERAL NOTES

1. All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00, with reference found monuments on the east right-of-way line of Barkknecht Lane, giving the common line of said right-of-way and the subject tract a bearing of N 01°05'00" W.

FLOOD STATEMENT

According to Map No. 48121C0565G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

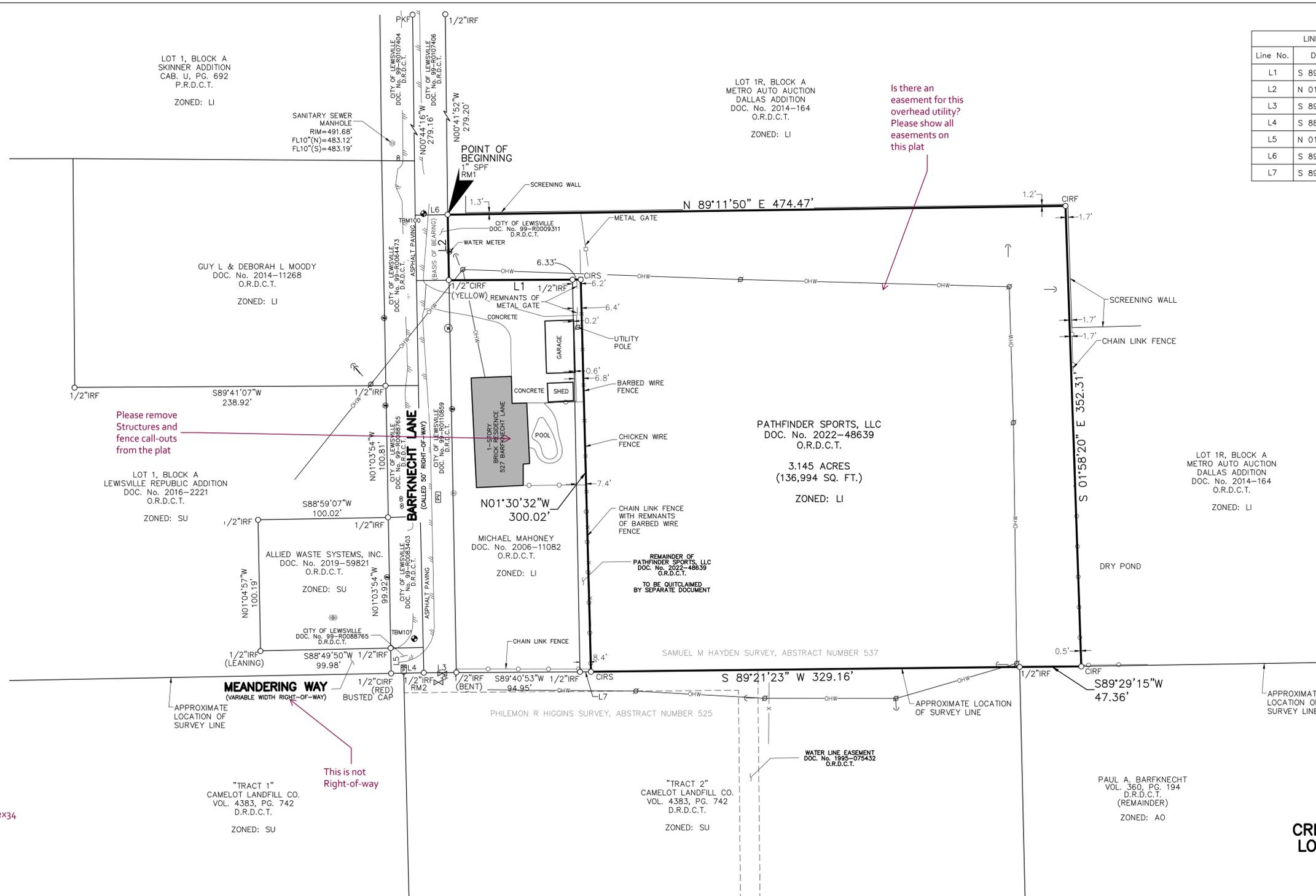
RECORD MONUMENTS

- RM 1: 1-inch square iron pipe found on the east right-of-way line of Barkknecht Lane (a variable width right-of-way) for the westernmost southwest corner of Lot 1R, Block A, Metro Auto Addition, as recorded under the City of Lewisville, Denton County, Texas, according to the Plat thereof, as recorded in Document Number 2014-164 of the Official Records of Denton County, Texas, some point being the northwest corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Pathfinder Sports, LLC, as recorded in Document Number 2022-48639 of the Official Records of Denton County, Texas;
- RM 2: 1/2-inch iron rod found at the southwest corner of a Right-of-Way Deed to the City of Lewisville, as recorded under Doc. No. 99-R0110859, O.R.D.C.T. and the southeast corner of a Right-of-Way Deed to the City of Lewisville, as recorded under Doc. No. 99-R0088765, O.R.D.C.T., said point being in the center of right-of-way line of Barkknecht Lane (a called 50-foot wide right-of-way).

BENCHMARK NOTES

- All elevations are based on the North American Vertical Datum of 1988 (NAVD88), Geoid Model 12B, via GPS observations.
- TBM100: MAG nail set in the east edge of asphalt of Barkknecht Lane, ±1,557 feet south of the centerline of Midway Road, ±325 feet north of the transition curve of Barkknecht Lane to Meandering Way.
Elevation: 491.88'
- TBM101: MAG nail set near the center of an asphalt road, in the transition of Barkknecht Lane to Meandering Way, ±1,882 feet south of the centerline of Midway Road.
Elevation: 490.09'

LINE TABLE		
Line No.	Direction	Length
L1	S 89°43'51" W	101.21'
L2	N 01°05'00" W	50.15'
L3	S 89°40'53" W	25.02'
L4	S 88°55'22" W	25.05'
L5	N 01°03'54" W	19.31'
L6	S 89°01'41" W	25.00'
L7	S 89°21'23" W	8.47'



Please remove Structures and fence call-outs from the plat

This is not Right-of-way

Is there an easement for this overhead utility? Please show all easements on this plat

**FINAL PLAT
CRICKET COMPLEX
LOT 1, BLOCK A**

GROSS: 3.145 ACRES
(136,994 SQ. FT.)
(ZONED LI)

SAMUEL M. HAYDEN SURVEY, ABSTRACT NO. 537
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SHEET 1 OF 2
August 11, 2023

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



TBPELS Firm Registration No. 10177500

Filed: _____
Doc. # _____ P.R.D.C.T.

OWNER
Pathfinder Sports, LLC
1038 Stone Harbor Way
Irving, TX 75063
Contact: Ashok Sami
Phone: (214) 240-0787

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, TX 75080
Contact: John Truong
Phone: (469) 317-0250

APPLICANT
Endurance Development, LLP
120 Academy Street
Fort Mill, SC 29715
Contact: Ron Wygal
Phone: (214) 677-3759

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DENTON }

WHEREAS PATHFINDER SPORTS, LLC, is the owner of a 3.145 acre tract of land situated in the Samuel M. Hayden Survey, Abstract Number 537, and being a portion of that certain tract of land described as a Warranty Deed with a Vendor's Lien to Pathfinder Sports, LLC, as recorded under Document Number 2022-48639, Official Records, Denton County, Texas (O.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch square pipe found for the northwest corner of the herein described tract, being the easternmost southwest corner of Lot 1R, Block A of Metro Auto Auction, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2014-164, O.R.D.C.T., and being the northeast corner of a Right-of-Way Dedication to the City of Lewisville, as recorded under Document Number 99-R0009311, Deed Records, Denton County, Texas (D.R.D.C.T.), and being the southeast corner of corner of a Right-of-way Dedication to the City of Lewisville, as recorded under Document Number 99-R0107406, D.R.D.C.T., said point also lying in the east right-of-way line of Barkknecht Lane (a called 50-foot wide right-of-way);

THENCE North 89 degrees 11 minutes 50 seconds East, with the north line of the herein described tract and the south line of said Lot 1R, a distance of 474.47 feet to a 5/8-inch iron rod with a yellow cap stamped "Adams Surveying Company LLC" found (CIRF) for the northeast corner of the herein described tract, being an inner "ell" corner of said Lot 1R;

THENCE South 01 degree 58 minutes 20 seconds East, with the east line of the herein described tract and the west line of said Lot 1R, a distance of 352.31 feet to a CIRF for the southeast corner of the herein described tract and the southernmost southwest corner of said Lot 1R, said point lying in the north line of that certain tract of land described as a Warranty Deed to Paul A. Barkknecht, as recorded in Volume 360, Page 194, D.R.D.C.T.;

THENCE South 89 degrees 29 minutes 15 seconds West, with the south line of the herein described tract and the north line of said Barkknecht tract, a distance of 47.36 feet to a 1/2-inch iron rod found for corner, being the northwest corner of said Barkknecht tract and the northeast corner of "Tract 2" as described in a Warranty Deed to Camelot Landfill Co., as recorded in Volume 4383, Page 742, D.R.D.C.T.;

THENCE South 89 degrees 21 minutes 23 seconds West, continuing with the south line of the herein described tract and the north line of said Camelot Landfill tract, a distance of 329.16 feet to a 5/8-inch iron rod with a yellow cap stamped "Adams Surveying Company LLC" set (CIRS) for the southernmost southwest corner of the herein described tract, from which a 1/2-inch iron rod found for the southernmost southwest corner of said Pathfinder Sports tract and the southeast corner of that certain tract described by a General Warranty Deed with Vendor's Lien, with second lien, to Michael Mahoney, as recorded under Document Number 2006-11082, O.R.D.C.T., bears South 89 degrees 21 minutes 23 seconds West, at a distance of 8.47 feet;

THENCE North 01 degree 30 minutes 32 seconds West, departing the north line of said Tract 2 and over, across and through said Pathfinder Sports tract and generally along a chain link and wire fence line along the west line of the herein described tract, a distance of 300.02 feet to a CIRS, being an inner "ell" corner of the herein described tract;

THENCE South 89 degrees 43 minutes 51 seconds West, continuing over, across and through said Pathfinder Sports tract, passing a 1/2-inch iron rod found for the northeast corner of said Mahoney tract, at a distance of 6.33 feet, and continuing with a south line of the herein described tract and the north line of said Mahoney tract, at a total distance of 101.21 feet to a 1/2-inch iron rod with a damaged, illegible yellow cap found for the northwest corner of said Mahoney Tract, and being the westernmost southwest corner of the herein described tract, the southeast corner of said City of Lewisville tract (99-R0009311), and being the northeast corner of a Right-of-Way Dedication to the City of Lewisville, as recorded under Document Number 99-R0110859, D.R.D.C.T., said point lying in the east right-of-way line of said Barkknecht Lane;

THENCE North 01 degree 05 minutes 00 seconds West, with the west line of the herein described tract and the east right-of-way line of said Barkknecht tract, a distance of 50.15 feet to the POINT OF BEGINNING, and CONTAINING 3.145 acres (136,994 square feet) of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That PATHFINDER SPORTS, LLC, through the undersigned authority, do/does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, CRICKET COMPLEX, an Addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, 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 strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting, and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

PATHFINDER SPORTS, LLC

By: Ashok Sami

STATE OF TEXAS }
COUNTY OF DENTON }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

My commission expires:

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, John Truong, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Lewisville Development Code.

Dated this the _____ day of _____, 2023.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

My commission expires:

Notary Public, State of Texas

The undersigned, the City Secretary of Lewisville, Texas, hereby verifies that the foregoing final plat of the Cricket Complex Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinance of the City of Lewisville on the _____ day of _____, 2024, and such body formal action, then and there authorized the acceptance of the streets, alleys, parks, easements public places and water and sewer lines, as shown and set forth in and upon said plat.

Witness by my hand this ____day of _____, 2024

Thomas Harris III
City of Lewisville, Texas

GENERAL NOTES

1. All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00, with reference found monuments on the east right-of-way line of Barkknecht Lane, giving the common line of said right-of-way and the subject tract a bearing of N 01°05'00" W.

FLOOD STATEMENT

According to Map No. 48121C0565G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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RM 2: 1/2-inch iron rod found at the southwest corner of a Right-of-Way Deed to the City of Lewisville, as recorded under Doc. No. 99-R0110859, O.R.D.C.T. and the southeast corner of a Right-of-Way Deed to the City of Lewisville, as recorded under Doc. No. 99-R0088765, O.R.D.C.T., said point being in the center of right-of-way line of Barkknecht Lane (a called 50-foot wide right-of-way).

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TBM100: MAG nail set in the east edge of asphalt of Barkknecht Lane, ±1,557 feet south of the centerline of Midway Road, ±325 feet north of the transition curve of Barkknecht Lane to Meandering Way. Elevation: 491.88'

TBM101: MAG nail set near the center of an asphalt road, in the transition of Barkknecht Lane to Meandering Way, ±1,882 feet south of the centerline of Midway Road. Elevation: 490.09'

FINAL PLAT

CRICKET COMPLEX LOT 1, BLOCK A

GROSS: 3.145 ACRES (136,994 SQ. FT.)

(ZONED LI)

SAMUEL M. HAYDEN SURVEY, ABSTRACT NO. 537 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SHEET 2 OF 2 August 11, 2023

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Filed: _____
Doc. # _____ P.R.D.C.T.

OWNER: Pathfinder Sports, LLC, 1038 Stone Harbor Way, Irving, TX 75063
SURVEYOR: Adams Surveying Company, L.L.C., 1475 Richardson Drive, Suite 255, Richardson, TX 75080, Contact: John Truong, Phone: (469) 317-0250
APPLICANT: Endurance Development, LLP, 120 Academy Street, Fort Mill, SC 29715, Contact: Ron Wygal, Phone: (214) 677-3759



MICHELLE FRENCH
 DENTON COUNTY TAX ASSESSOR/COLLECTOR
 P O BOX 90223
 DENTON, TX 76202
 (940) 349-3500

Tax Certificate

Property Account Number:
537094DEN

Statement Date: 03/26/2024
 Owner: PATHFINDER SPORTS LLC
 Mailing Address:
 10308 STONE HARBOR WAY
 IRVING TX 750635422

Property Location:
 Legal: A0537A S.M. HAYDEN|TR
 26B|3.175 ACRES

TAX CERTIFICATE FOR ACCOUNT : 537094DEN
 AD NUMBER: A0537A-000-0026-000B
 GF NUMBER:
 CERTIFICATE NO : 44242787

DATE : 3/26/2024
 FEE : \$10.00
PROPERTY DESCRIPTION
 A0537A S.M. HAYDEN|TR 26B|3.17
 5 ACRES

COLLECTING AGENCY
 DENTON COUNTY
 P O BOX 90223
 DENTON TX 76202

3.175 ACRES

REQUESTED BY
 ASHOK
 SAMI
 10308 STONE HARBOR WAY
 IRVING TX 75063

PROPERTY OWNER
 PATHFINDER SPORTS LLC

 10308 STONE HARBOR WAY
 IRVING TX 750635422

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.
 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES			
LAND MKT VALUE:	750,000	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	750,000	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	CITY OF LEWISVILLE	0.00	0.00	0.00	0.00	0.00	0.00
2023	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2023	LEWISVILLE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2024 : **\$0.00**
 ISSUED TO : ASHOK
 ACCOUNT NUMBER: 537094DEN

CERTIFIED BY: Michelle French
 AUTHORIZED AGENT OF DENTON COUNTY



1 pages attached

Handwritten initials



MICHELLE FRENCH
 DENTON COUNTY TAX ASSESSOR/COLLECTOR
 P O BOX 90223
 DENTON, TX 76202
 (940) 349-3500

Duplicate Receipt

Property Account Number:
537094DEN

Statement Date: 3/26/24
 Owner: PATHFINDER SPORTS LLC
 Mailing Address:

Property Location:
 Acres: 3.175
 Legal: A0537A S.M. HAYDEN
 TR 26B
 3.175 ACRES

Exemptions:
 Receipt #: 44242752

Deposit #: 202401179109-2023/caitlyn.bate

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2023	CITY OF LEWISVILLE	\$750,000.00	0.419079	1/11/24	\$3,143.09	\$0.00
2023	LEWISVILLE ISD	\$750,000.00	1.130100	1/11/24	\$8,475.75	\$0.00
2023	DENTON COUNTY	\$750,000.00	0.189485	1/11/24	\$1,421.14	\$0.00

BASE TAX \$13,039.98

Remitted By: RPS

TOTAL PAID \$13,039.98

Payment Type: CHECK
 Check #: 15658

Remaining Amount Due As of 3/26/24
 0.00

Receipt 3/26/24

RPS