

# Business Plan: *Dart Strike Arena*

*Indoor Nerf Arena & Party Venue*

## 1. Executive Summary

### **Business Concept:**

An indoor, Nerf arena where guests of all ages can engage in safe, organized foam dart battles, and families can host high-energy birthday parties and group events. The facility will operate primarily as a party destination, with additional revenue from open play, rentals, concessions, and add-ons (like themed décor or glow upgrades).

**Business Name:** *Dart Strike Arena*

**Location Target:** 613 N Broadway St, Joshua, Texas 76058  
LOT 1, BLOCK 1 | OWL VILLAGE

**Currently Zoned:** C-1

**Proposed Zoning:** Amusement commercial indoor with conditional use permit

Dart Strike Arena will operate as a family-friendly entertainment destination that provides a safe, organized, and memorable experience for children and guests of all ages.

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## 2. Company Description

***Dart Strike Arena*** is an indoor Nerf entertainment venue created to deliver structured, immersive gameplay and stress-free birthday party experiences in a safe, climate-controlled environment. The business specializes in fully hosted events that allow parents to enjoy the celebration while trained staff manage gameplay, equipment, pacing, and party flow.

The facility features a Nerf battlefield with obstacles, designated game zones, and glow-style lighting, along with dedicated party rooms for food, cake, and gift-opening. All equipment including Nerf blasters, darts, and safety gear is provided. Games are supervised by trained staff to ensure safety, organization, and a positive guest experience.

The primary target market is families with children ages 5–14 booking birthday parties. Additional offerings include open play sessions during school breaks, school and youth group bookings, corporate and team-building events, and private facility rentals. Dart Strike Arena operates on a reservation-driven model that prioritizes private parties and structured gameplay over unstructured walk-in traffic.

Dart Strike Arena is structured as a Limited Liability Company (LLC) and will operate year-round, with peak business occurring on weekends, school holidays, and during summer months. Revenue is generated primarily through party packages, with supplemental income from open play admissions, concessions, merchandise, and party upgrades.

The company's mission is to provide a safe, engaging, and highly organized entertainment experience that encourages active play, teamwork, and celebration while delivering exceptional service and convenience for families.

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### 3. Management & Organization

**Dart Strike Arena** is owned and operated by **Chelsea Brashear**, a seasoned children's entertainment entrepreneur with a proven track record in business development, hospitality operations, and community-focused venues.

Ms. Brashear graduated **cum laude from Texas Christian University in 2017**, earning a Bachelors of Science in **Criminal Justice**, and holds a **certification in Conflict Resolution Mediation**. Her academic and professional background supports strong leadership, structured decision-making, and effective people management—critical skills in guest-facing, safety-focused entertainment environments.

Chelsea's entrepreneurial experience includes the successful launch and operation of multiple businesses, beginning with **Recess Time Indoor Playground**, a children's indoor playground and entertainment facility in Burleson, Texas. Recess Time quickly became a trusted and well-known destination for families in the community, demonstrating her ability to identify market demand, build customer loyalty, and operate a safe, engaging entertainment venue for children.

With a professional background spanning **luxury hospitality, business development, and venue operations**, Ms. Brashear served as a Senior Operations Manager at Hotel Drover in Fort Worth, Texas, where she led a team of over 150 employees and earned prestigious recognition for delivering exceptional, award-winning hospitality. She was also nominated as one of Tarrant County's top leaders by the Tarrant County Hotel Association.

Chelsea brings extensive hands-on expertise in team leadership, customer experience systems, event coordination, and day-to-day facility operations. Her proven success in launching and scaling entertainment concepts positions Dart Strike Arena for strong operational execution and long-term, sustainable growth.

Dart Strike Arena will operate under a streamlined organizational structure, with ownership oversight provided directly by Ms. Brashear. As the business grows, additional

management will be added to support arena operations, party coordination, and guest services. This structure allows for hands-on leadership during initial operations while maintaining scalability for future expansion.

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## 4. Market Analysis

### A. Industry Overview

- **Experience-Based Entertainment Growth:**  
Consumers are increasingly spending on experiences over material goods, particularly for children and family outings. Similar facilities (laser tag, bowling, entertainment centers) have seen demand growth tied to group events and parties.
- **Existing Competitors:**
  - *Nerfies* located in Plano, Texas – Glow-in-the-dark Nerf arena offering birthday parties, open play, and special events. Known for immersive themed arenas and inclusive party packages.
  - *FortWars* located in Fort Worth, Texas- Soft play style nerf wars and imaginative fort building offering birthday parties, open play, and special events.
  - *Ally Cats* located in Burleson, Texas- Large scale multi attraction family entertainment center that offers bowling, laser tag, arcade games, birthday parties, open play, and more.
  - *Mobile Nerf party* providers (e.g., backyard setups) exist but lack a permanent venue and themed environment.
- **Target Market Segments:**
  - Primary: Families with children (ages 5–14) booking birthday parties.
  - Secondary: Teens/young adults, corporate group/team-building events, school outings, and adult parties.

### B. Demographic & Geographic Demand

Ideal location profiles include areas with:

- High population density of families with children.
- Moderate to high household income (willingness to pay for premium experiences).
- Nearby schools and community centers for weekday bookings
- Future growth and neighborhood expansions

#### *Joshua*

- Average household income: **\$81,180**
- **28.7%** of households have a child under the age of 18

#### *Burleson*

- Average household income: **\$93,928**

- **28.8%** of households have a child under the age of 18

**Cleburne**

- Average household income: **\$70,656**
- **26.5%** of households have a child under the age of 18

**Godley**

- Average household income: **\$93,182**
- **29%** of households have a child under the age of 18

**Crowley**

- Average household income: **\$92,599**
- **26%** of households have a child under the age of 18

### C. Competitive Advantage

- **Unique Selling Proposition (USP):** Glow-in-the-dark, immersive themed arenas with a party-focused operations model. Referee led games.
  - **All-inclusive party packages:** Equipment, arena time, party space, basic décor, dedicated party host and food coordination support.
  - **Broad appeal:** Suitable for kids, teens, adults, and corporate groups.
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## 5. Products & Services

### Core Services

- **Birthday Party Packages**  
All-inclusive party experiences lasting 2–3 hours, featuring arena gameplay, blasters, safety gear, unlimited darts, a dedicated party space fully set up with tables and chairs, a dedicated party host to help service the party from start to finish, options for pizza purchase for delivery,
- **Open Play Sessions**  
Open Play will align with local school district schedules and be offered during Spring Break, Thanksgiving Break, Christmas Break, and Summer Break. These walk-in sessions allow individuals and small groups to jump into fast-paced Nerf games without a private birthday party booking.
- **Special Events & Group Bookings**  
Custom experiences for corporate team-building, school field trips, adult glow nights, themed events, and fundraising opportunities.
- **Add-Ons & Upsells**
  - Themed decor packages
  - Upgraded nerf packages
  - Glow-in-the-dark arena & accessories
  - Private Arena Access

- Concession sales (pre-packaged shelf-stable snacks and shelf-stable beverages)
  - Coordinated pizza delivery for birthday parties
  - Retail Merchandise
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## 6. Marketing & Sales Strategy

### Digital & Local Marketing

- *Website with Online Booking:* Easy scheduling system drives direct reservations.
- *Social Media Presence & Ads:* Target local parents on Facebook/Instagram with video reels and photos of parties in action.
- Professional videographer, drone, & still shots of active birthday parties.
- *SEO & Local Listings:* Rank for terms like “nerf birthday party,” “kids party venue,” and “indoor nerf arena.”
- *Partnerships:* Surrounding schools such as JISD, BISD, CISD, GISD, community centers, youth sports leagues, and local businesses for cross-promotion and fundraising nights.

### Promotions & Loyalty

- Birthday club email list with discounts.
  - Weekday promo rates to fill slower slots.
  - Referral incentives for repeat customers.
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## 7. Facilities & Layout

### Facility & Layout

- Total square footage: 6,500sq ft
- General Arena Space: 3,000 sq ft of glow-in-the-dark battle fields with obstacles.
- Private Party Room: 200sqft
- General Party Rooms: Several party areas for food, cake, and gifts.
- Lobby/Reception: Check-in, waivers, admissions, and merch display.
- Armory: safety goggles, nerf blasters, and optional pinnies
- Concessions Area: Snacks, drinks, and birthday essentials.
- Women’s bathroom: 4 private stalls, 1 ADA compliant stall, 4 sinks, baby changing station
- Men’s bathroom: 2 urinals, 1 ADA compliant stall, 3 sinks, baby changing station
- Vestibule: 200 sqft

- Parking Lot: 2 handicap ADA accessible designated spaces
- 2 Emergency Exits equipped with alarms
- 2 Entrance/Exit door

## Equipment

- Nerf blasters in various sizes and models
- Safety goggles and protective gear
- Glow/laser lighting system & themed decorations
- Scoreboards and timers (optional for games)
- PA system for announcements
- Audio system for music
- Arena props

## 8. Pricing & Revenue Streams

### Pricing Overview (Example)

- **Basic Party (10 players):** \$350
  - Upgraded nerf gun package: +\$70
  - Additional party host: +\$50
- **Mid-Tier Party (15 players):** \$500
  - Upgraded nerf gun package: +\$90
  - Additional party host: +\$50
- **Private Rental of Facility (up to 40 participants)**
  - Friday: \$2,000
  - Saturday: \$3,000
  - Sunday: \$2,000

*Note: The private arena is limited to a first come first serve basis.*

### Optional Upgrades

- Additional hour: +\$200
- Additional party host: +\$50
- Hype chain: \$40

### Revenue Streams

1. Party Bookings (High Margin)
2. Open Play Admissions (summer & school breaks only)
3. Concessions Sales
4. Add-On Upgrades
5. Merchandise

### Party Room #1

Friday				6pm-8pm	8:30pm-10:30pm
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Saturday	10am-12pm	12:30pm-2:30pm	3pm-5pm	5:30pm-7:30pm	8:30pm-10:30pm
Sunday	10am-12pm	12:30pm-2:30pm	3pm-5pm	5:30pm-7:30pm	

**Party Room #2**

Friday				6pm-8pm	8:30pm-10:30pm
Saturday	10am-12pm	12:30pm-2:30pm	3pm-5pm	5:30pm-7:30pm	8:30pm-10:30pm
Sunday	10am-12pm	12:30pm-2:30pm	3pm-5pm	5:30pm-7:30pm	

## 9. Financial Summary & Projections

### Startup Costs

- Property improvements & city permitting
- Lease securing
- Arena build-out
- Nerf equipment and safety gear
- Lighting/ambience systems
- Booking software and POS
- Initial marketing launch
- Exterior signage

### Profit Drivers

- Strong party booking cadence
- Effective marketing targeting parents
- Additional revenue from concessions and add-ons

**Profit Strategy:** Prioritize group bookings, maximize weekday capacity with promotions, and enhance customer retention through online booking and loyalty engagement.

## 10. Risk & Mitigation

## **Common Risks**

- Seasonal fluctuations in bookings
- Unexpected build-out costs
- Competition and pricing pressure

## **Mitigation**

- Diversify event types (corporate, adult, school groups)
  - New theme arena launch ever quarter
  - Flexible pricing tiers and weekday discounts
  - Strong community outreach and partnerships
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## **11. Implementation Timeline**

**April 7-** Fire suppression radio installed

**April 20-27-** POS beta testing

**May 1-May10-** POS system goes live on website and punch pass sale begins.

**May 4-** Open birthday party reservations online

**May 4-** Planning & Zoning meeting

**May 11-17-** Begin interviewing and hiring staff

**May 11-17-** Flash sale for admission

**May 14-** Pest control

**May 18-May 20** -- offsite staff training

**May 18-May 24** -- Flash sale on memberships. Giveaway contest.

**May 21-** City council meeting

**May 21-** Last day of JISD school year

**May 22-May 24** -- Begin building, moving in, organizing, and setting up.

**May 23-** Apply for CO/fire and schedule walk for 25th or 26th

**May 25 or 26-** CO and fire walk (date not confirmed)

**May 26-** Security Camera install

**May 26-** Parking lot sweep & clean. Power wash front patio

**May 27 or 28-** Open for business. If delayed, we will move opening to 6/1

**June 1-** Oncor to activate street sign meter

**June 17-** Grand opening celebration

**June 17-June 19-** Grand opening celebration sale

**Business signage install- TBD**

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## **12. Safety & Security**

### ***Emergency Exits***

- (1) located at the back south side of the building
- (1) located at the back west side of the building
- Both doors will be equipped with an alarm that will sound upon opening.
- The master key will be held by the manager on duty.
- Entrance doors will not be accessible from the exterior of the building

### ***Entrance/Exit***

- There is 1 entrance and 1 exit door situation at the front of the building located inside the vestibule. These will be the primary entrance that guests will use to enter the facility.

### ***Arena Operations***

- Referee onsite to assist games and ensure guest safety protocols are being enforced at all times.
- All participants must attend a 5-10 min safety course for safe play PRIOR to entering the arena
- No blasters are permitted outside of the arena
- No outside blasters or ammo will be permitted in the facility
- Close toed shoes are required to play

### ***Game Play Rules***

- NO shots above the shoulders
- DO NOT shoot an unarmed person
- NO shooting while reloading
- Eye protection REQUIRED while in the arena
- If you hear a whistle then STOP immediately
- DO NOT SHOOT THE REFEREE!
- NO physical contact at any time

- Play fair. NO cheating. If you are out, you're out
- DO NOT climb or hang on the netting or equipment
- Blasters are NOT permitted outside the arena
- NO outside blasters or darts allowed at any time
- NO food or drinks in the arena
- Game stops immediately for any injuries
- ONLY participants with a wristband are allowed in the arena
- Be respectful of all participants in the arena
- NO profanity
- Closed toed shoes must be worn in the arena

### ***Friday & Saturday Operations***

Off duty officer will be scheduled from 8pm-10:30pm as an added safety and security measures

### ***Security Cameras***

Twelve security cameras will be installed throughout the facility and monitored on site and remotely

## **13. Appendix**

Site Plan

Building Plan

Site Survey

Operations Plan

# Operations Plan

## ***Dart Strike Arena***

*Chelsea Brashear-Owner*

613 N. Broadway Street

Joshua, Texas 76058

## **1. Overview of Operations**

Dart Strike Arena is an indoor, staff-supervised recreational facility offering structured, team-based dart blaster experiences. All activities occur within a controlled, enclosed environment and are managed through scheduled sessions, private bookings, and organized events.

The facility is designed to provide a safe, family-friendly atmosphere with a strong emphasis on supervision, organization, and customer experience.

## **2. Hours of Operation**

Dart Strike Arena's hours of operation will mimic the JISD school calendars

*(In-Season)*

May-August operating hours will generally be:

- Sunday – Wednesday: 10am-9pm
- Thursday - Saturday Friday: 10am-10pm

*\*Thanksgiving break, Christmas break, Spring Break will follow these operating hours*

*(Off-season)*

September - April operating hours will generally be:

- Monday – Wednesday: Closed
- Thursday - Saturday: 10am - 10pm
- Sunday - 10am - 9pm

Hours may be extended slightly for private events; however, operations will remain consistent with typical commercial business hours and will not extend into late-night activity.

## **3. Staffing Structure**

Dart Strike Arena will maintain adequate staffing at all times to ensure safe and efficient operations. Key roles include:

*Event Captain / Supervisor*

- Oversees all daily operations, staff coordination, and customer experience.

*Arena Marshals (Game Supervisors)*

- Manage gameplay, enforce rules, monitor safety, and guide participants during sessions.

#### *Party Hosts*

- Coordinate birthday parties and group events, ensuring smooth transitions and guest satisfaction.

#### *Support Crew / Front Desk*

- Handle check-in, waivers, scheduling, and customer service.

#### *Arena Cantina*

- Manage food and beverage service (prepackaged items only).

Staffing levels will scale based on occupancy and seasonal operating hours, with additional personnel scheduled during peak hours such as weekends and events.

**Off-duty Police Officer:** An off-duty officer with the Johnson County Sheriff's department will be hired for Friday-Saturday evenings from 8pm-10pm for enhanced safety precautions.

### **4. Customer Flow & Capacity Management**

All participants will follow a structured process:

#### *1. Check-In & Waiver Completion*

Guests check in at the front desk, complete required waivers prior to participation, and complete their payment transaction. Guests will receive a colored wrist band that will correspond with the daily schedule for the day.

#### *2. Safety Briefing*

All participants receive a mandatory safety orientation before entering the arena. Once the safety briefing is complete, participants will receive their safety goggles and nerf gun. Nerf blasters are to remain inside the arena or armory at all times. Nerf guns are not permitted outside of the arena at any time. No outside blasters or ammo are permitted in the building. All blasters will be bright colored and non-realistic.

#### *3. Scheduled Gameplay Sessions*

Gameplay occurs in designated time blocks to control capacity and prevent overcrowding.

#### *4. Supervised Arena Play*

Arena Marshals actively monitor all activity, ensure safe play, host games, and enforce safety rules.

#### *5. Post-Game Transition*

Once Arena Marshal calls wristband color, participants with corresponding wrist band color will return their nerf blaster and eye protection to the armory upon departure.

### **ROLLER SOFTWARE**

Dart Strike will utilize a comprehensive programming software that will assist with ensuring operations is remaining under capacity and preventive measures have been programmed to prevent additional admission purchases until occupancy has reached adequate levels per city code

This structured flow ensures controlled occupancy and a consistent, safe experience.

## 5. Safety Protocols

Safety is a core component of Dart Strike Arena operations. The facility will implement:

- **30.06 and 30.07 | NO HANDGUNS PERMITTED ON PREMISE**
- No outside blasters or ammo is permitted
- Mandatory eye protection for all participants in the arena
- Clearly defined gameplay rules and boundaries with signage postage throughout the facility
- Arena Marshall supervises all arena activities to ensure safety protocols are being upheld
- Age-appropriate gameplay groupings when necessary
- Immediate staff intervention for unsafe behavior
- Automatic blasters will be mounted and locking mechanism to prevent point blank shots
- All equipment used is foam-based and designed for safe recreational use and will be inspected daily.
- Off-duty officer on Friday-Saturday evenings from 8pm-10pm
- Guests that are intoxicated or under the influence will be denied entry into the facility and/or asked to leave.

Staff will be trained in:

- Conflict resolution
- Emergency response procedures
- General first aid awareness (as applicable)

Dart Strike Arena's age limit to play is 5 years old and older.

## 6. Crowd Control & Supervision

Dart Strike Arena operates on a reservation and session-based model, which allows management to:

- Control the number of participants at any given time
- Prevent overcrowding
- Maintain appropriate staff-to-guest ratios
- Ensure all activity remains organized and supervised

Unsupervised loitering is not permitted. Guests are either:

- Actively participating in a session
- Attending a scheduled event
- Accompanied within designated areas

- Accompanying a guest with a disability

Children under the age of 18 must be accompanied with a legal guardian at all times and cannot be left alone at the facility for any period of time

## **7. Parking & Traffic Management**

Traffic flow is managed through staggered scheduled bookings, with peak periods occurring during evenings and weekends. No large-scale event traffic or continuous high-volume turnover. There are 2 points of entry/exit to the parking lot from HWY 174 and a potential entry/exit placed at the back of the property leading to N Main Street if congestion occurs.

Operational strategies include:

- Staggered session start times
- Reserved party scheduling
- Controlled occupancy limits

These measures reduce congestion and ensure parking demand remains consistent with typical commercial uses.

There are 2 designated handicap parking spots with ADA accessible ramps for compliance.

Overall, the proposed use is expected to have manageable and predictable traffic patterns.

## **8. Noise, Lighting & Impact Mitigation**

All activities take place inside an enclosed building, minimizing any external impact. Dart Strike Arena does not include: outdoor gameplay, exterior speakers or amplified sound, late-night outdoor gatherings. No outdoor congregation areas that would create disturbances.

No outdoor speakers or amplified sound will be installed. Noise generated inside the facility is contained within the structure and is not expected to impact surrounding properties.

Exterior lighting will comply with city standards and minimize spillover. All exterior lighting is marked on the property survey

## **9. Disability + Accessibility**

Guest(s) with disabilities will be accommodated, as appropriate. A caretaker for a disabled participant will not be charged admission to assist in the arena. A caretaker will not be authorized to play without a paid participant admission ticket.

The arena is designed to be inclusive to all participants with adequate egress to move throughout the arena. The facility is ADA accessible throughout.

## **9. Food & Beverage Service**

The facility will offer a limited concessions area consisting of:

- Pre-packaged | Shelf stable | No-prep snacks
  - Chips, candy, cookies, fruit snacks, trail mix, etc
- Non-alcoholic beverages
  - Water, soda, tea, energy drinks, juice, gatorade, etc
- Party food service will be delivered by a local business
  - Pizza ONLY
- No alcohol will be served or allowed on-site at any time.

Food service is secondary to the primary recreational use and is designed to support events and guest experience. No outside food or beverage allowed besides water

## **10. Maintenance & Cleanliness**

The facility will be maintained to high standards of cleanliness and safety, including:

- Routine disinfection and cleaning between sessions
- Daily sanitation of common areas, goggles, blasters, and pinnies
- Daily inspection of equipment and arena props
- Prompt repair or replacement of damaged equipment. If repairs are lengthy, the prop will be decommissioned until deemed safe again.
- Hourly bathroom checks for cleanliness and product stock

## **11. Security Measures**

To ensure a safe environment, Dart Strike Arena will implement:

- Netting that will be secured around the arena to protect non-participants from stray darts without impacting installed fire suppression systems
- Staff presence in all activity areas
- Controlled entry and exit points to the arena to prevent blasters and ammo leaving the arena area
- Monitoring of guest activity throughout the facility through 12 security cameras that record and store on a designated hard drive.
- Immediate response to any disruptive behavior
- Alarmed and lighted emergency exits
- 4 emergency lights

Law enforcement assistance will be utilized

- If there is a physical altercation or abuse witnessed
- Any weapons are brought on property
- An individual that refuses to leave after being asked by management

- if ever necessary, though operations are designed to prevent such situations.

*This is not an exhaustive list. Each situation will be assessed individually to determine if law enforcement is needed*

## **12. Fire Safety Measures**

The facility is equipped with:

- A robust fire suppression system
- Fire suppression activation pull
- Extinguishers are placed at all entry points to the building. Extinguishers will be inspected according to Fire Marshall
- Smoke detectors placed throughout the building
- An emergency exit safety route plan
- Fire Hydrant is located on the east side of the building along the property line

## **13. Community-Oriented Operations**

Dart Strike Arena is designed to serve the local community by offering:

- Creates a safe, local entertainment option for families and youth
- Organized youth activities
- Provides a venue for birthday parties, team events, and group gatherings
- Youth & adult leagues and tournaments
- A safe, structured alternative to unsupervised recreation
- Partnerships with local schools for community service initiatives
- Encourages community engagement and social interaction
- Contributes to local economic activity and job creation

## **13. Conclusion**

The operational model of Dart Strike Arena is highly structured, staff-supervised, and designed to minimize impact while maximizing safety and community value. Through controlled scheduling, clear safety protocols, and proactive management, the facility will operate in a manner fully compatible with surrounding commercial uses.

Dart Strike Arena is a low-impact, high-value recreational use that aligns with the City of Joshua's community goals for safe, family-oriented development.

For these reasons, approval of this Conditional Use Permit is respectfully requested.



**DART STRIKE ARENA, LLC**  
PREPARED BY CHELSEA BRASHEAR (OWNER)  
613 N BROADWAY ST., JOSHUA, TEXAS 76058  
LOT 1. BLOCK 1. OWL VILLAGE  
CURRENTLY ZONED: C-1  
PROPOSED: AMUSEMENT COMMERCIAL INDOOR WITH CONDITIONAL USE PERMIT

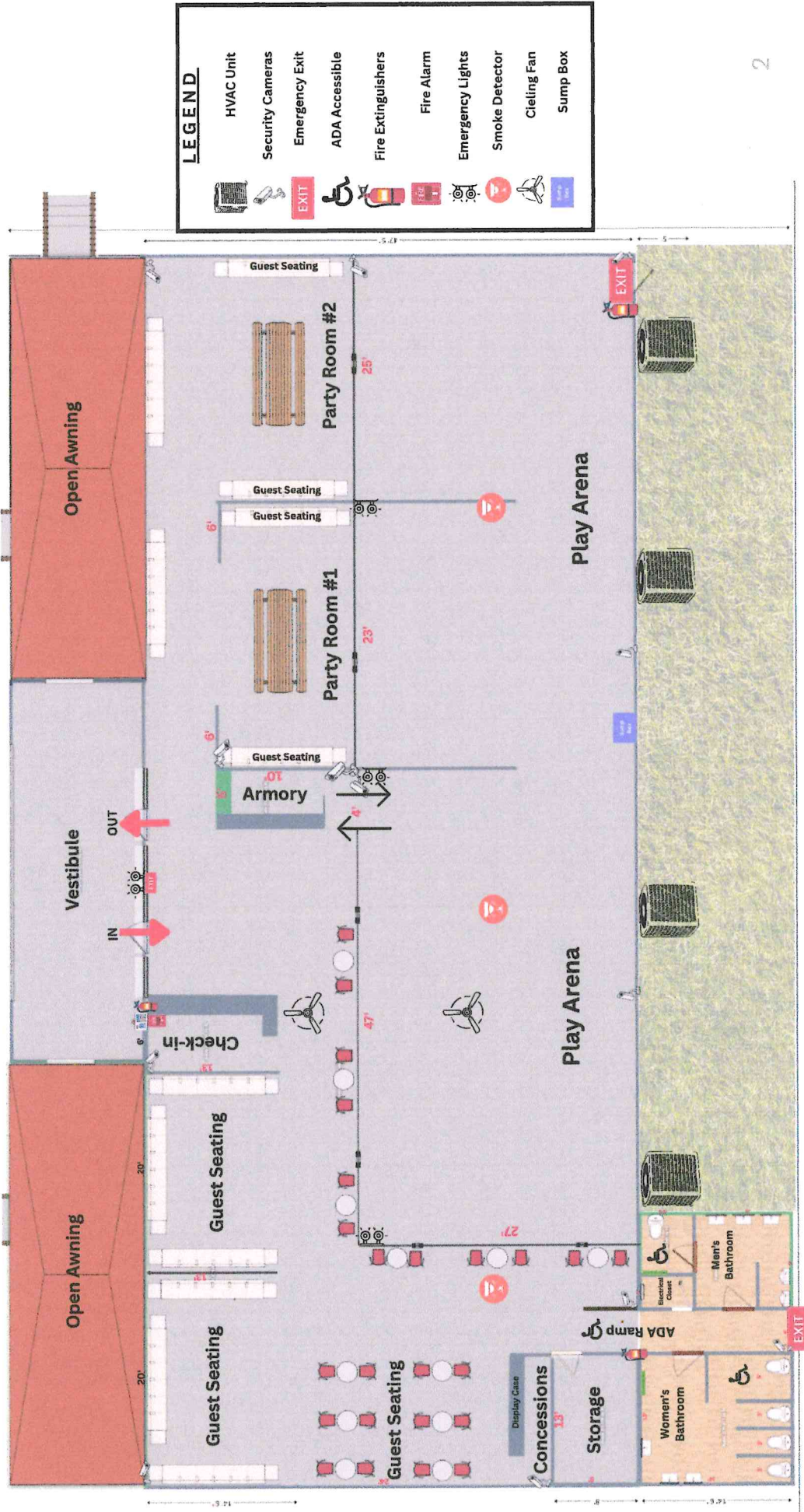
MARCH 20, 2026 1

# Dart Strike Arena

613 N Broadway St. Joshua, Texas 76058

# Site Plan

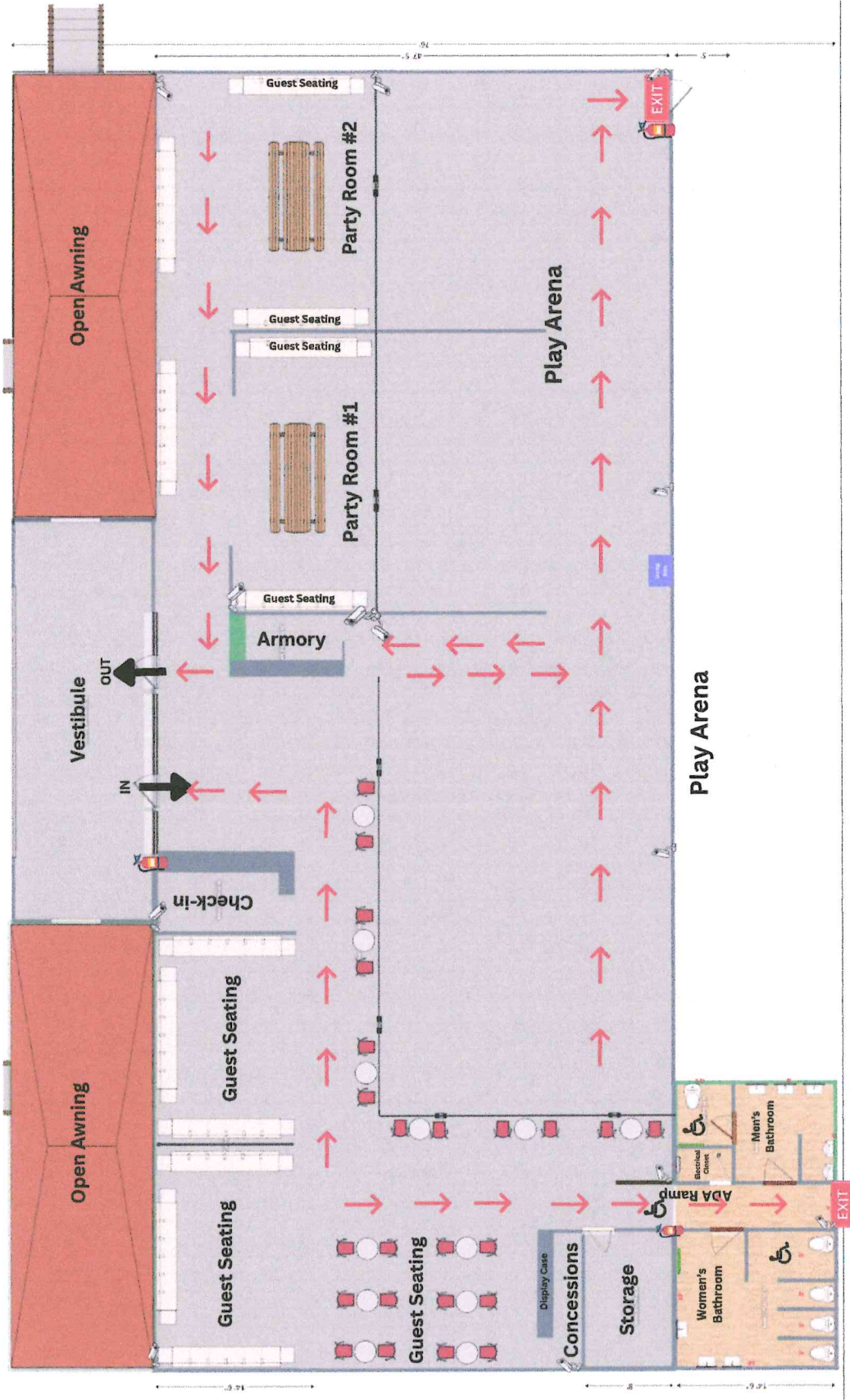
Lot 1. Block 1. Owl Village



LEGEND	
	HVAC Unit
	Security Cameras
	Emergency Exit
	ADA Accessible
	Fire Extinguishers
	Fire Alarm
	Emergency Lights
	Smoke Detector
	Ceiling Fan
	Sump Box

# Emergency Exit Route

**Dart Strike Arena**  
613 N Broadway St. Joshua, Texas 76058

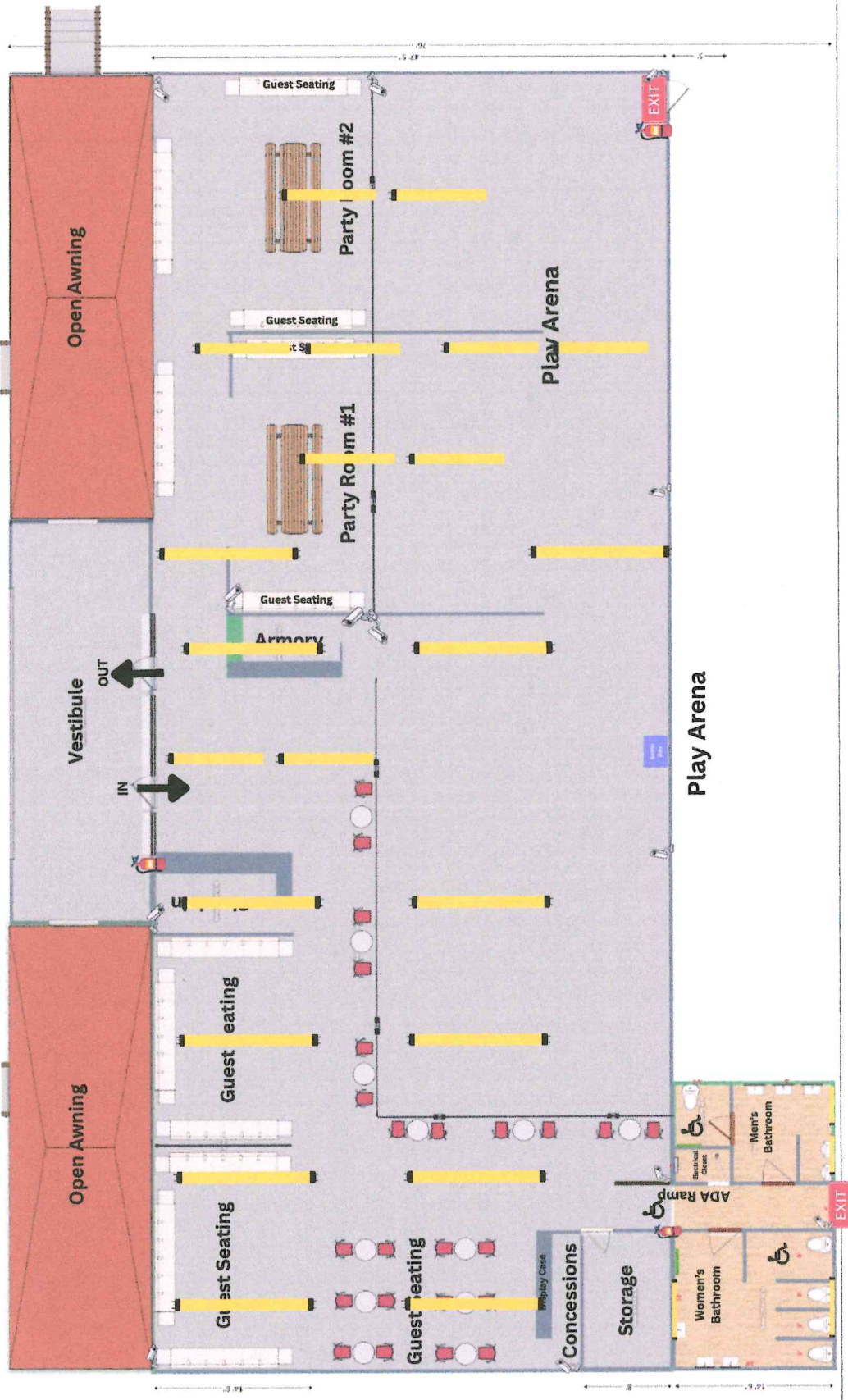


# Dart Strike Arena

613 N Broadway St. Joshua, Texas 76058

## Lighting

No changes to lighting throughout facility



# CHECK-IN DESK

NO M, E, P CHANGE TO THIS AREA

**Utilizing Existing:**

- Electrical outlets
- Shelving dividers
- Telephone lines
- Internet jack

**Work to be done:**

- Desk will be built off-site in sections and will be assembled on site
- Paint
- Install decals
- Build partition wall- No electrical



# ARMORY

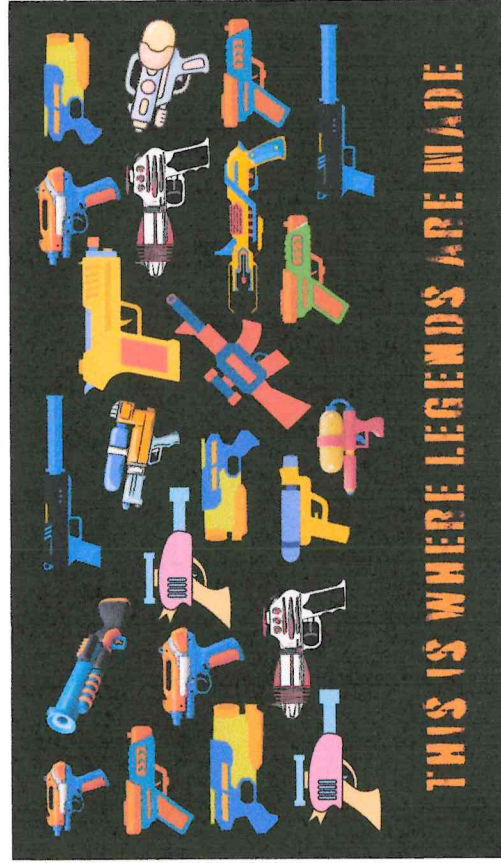
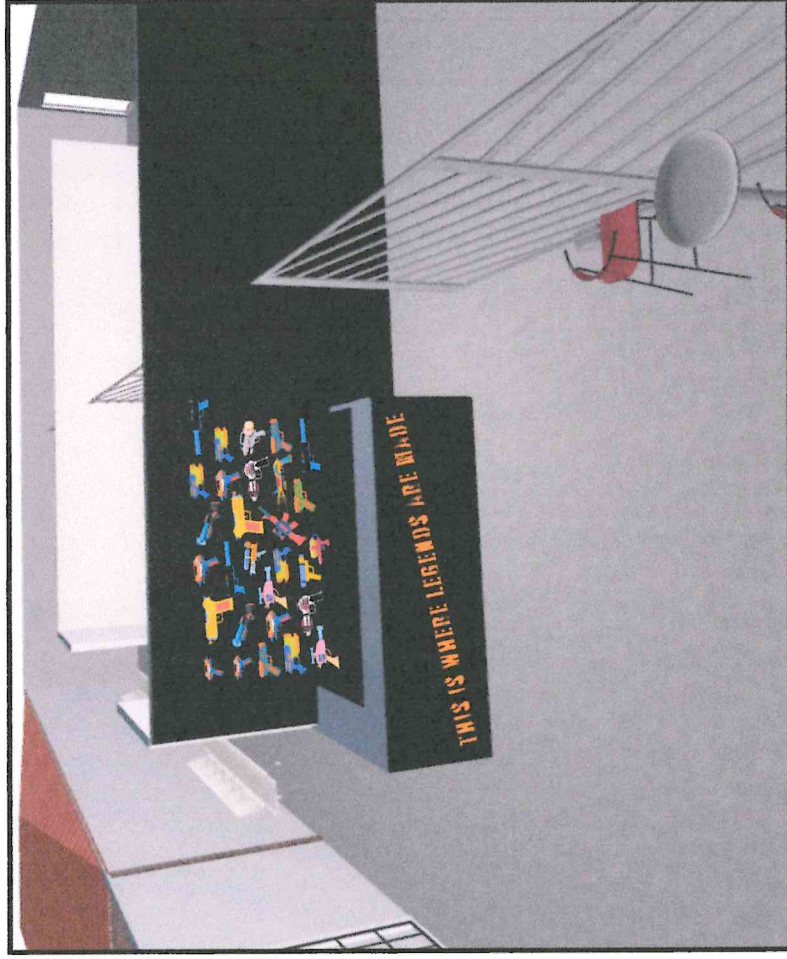
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

Electrical outlet for LED strip lighting  
Wall as the armory display

**Work to be done:**

Desk will be built off-site in sections and will be assembled on site  
Paint the wall  
Install decals  
Hang peg board with LED strip lights

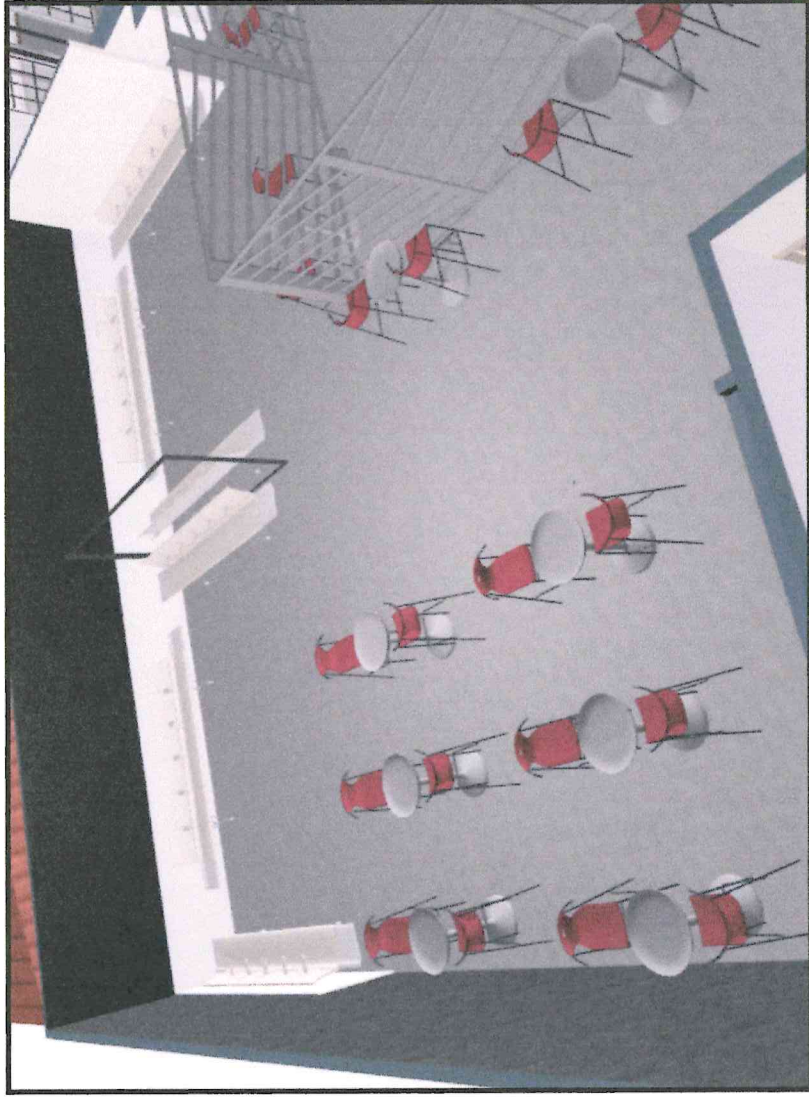


# GENERAL SEATING

NO M, E, P CHANGE TO THIS AREA

**Work to be done:**

- Paint the wall
- Hang wall decals
- Install modular chain link fence
- Arrange seating



# CONCESSIONS

NO M, E, P CHANGE TO THIS AREA

**PRE-PACKAGED | SHELF STABLE | NO PREP**

CANDY, CHIPS, WATER, GATORADE, SODA, JUICE

**Utilize existing:**

Electrical outlet for LED strip lighting to glass display case

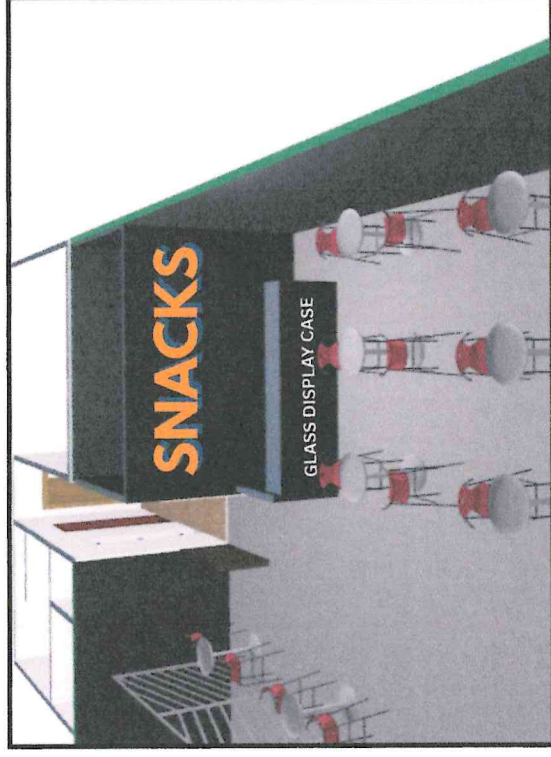
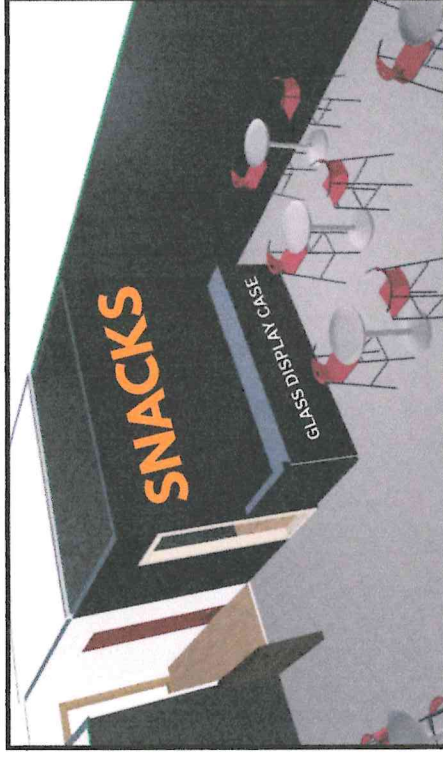
Electrical outlet for POS system

Wall as "SNACKS" display

**Work to be done:**

Paint the wall

Hang "SNACKS" sign



# ARENA

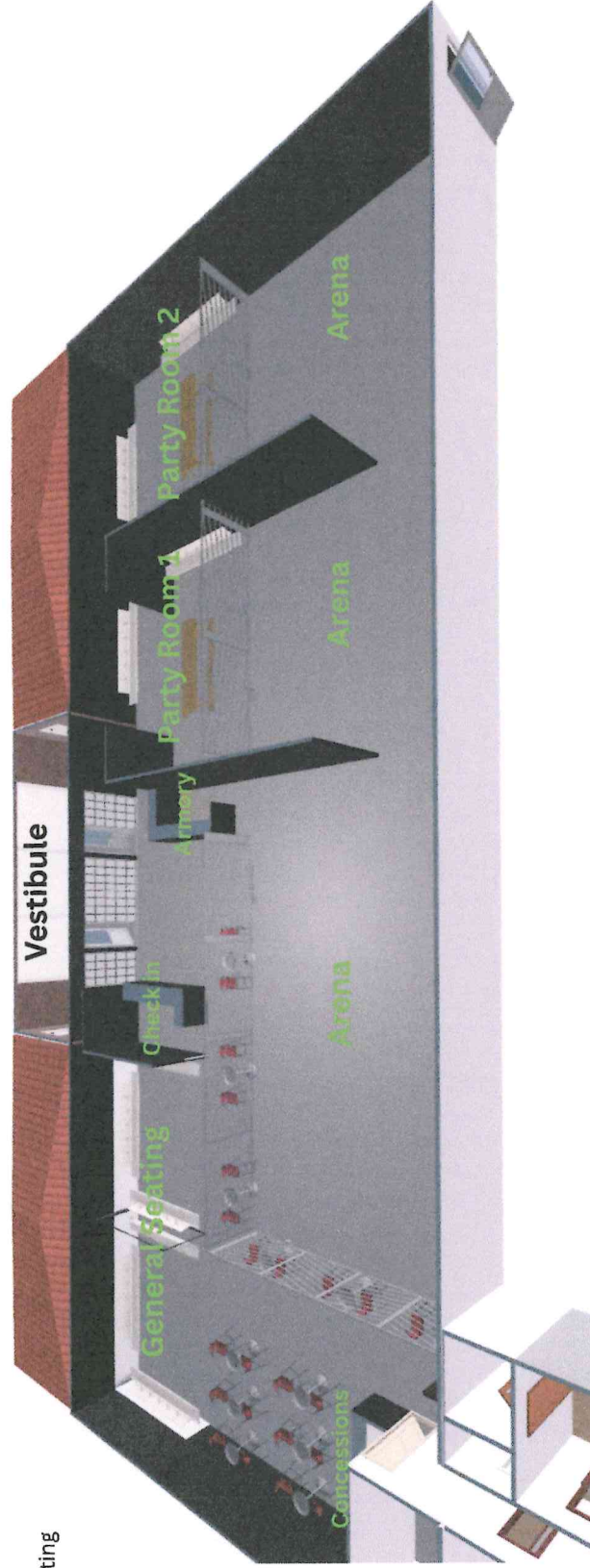
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

- Electrical outlets for all lighting
- Electrical outlets for all cameras
- Electrical outlets for audio speakers  
all walls being utilized

**Work to be done:**

- Build arena fencing on-site
- Paint walls
- Arrange arena props
- Hang black/LED/Laser lighting
- Hang arena & game rules
- Hang speakers



# ARENA

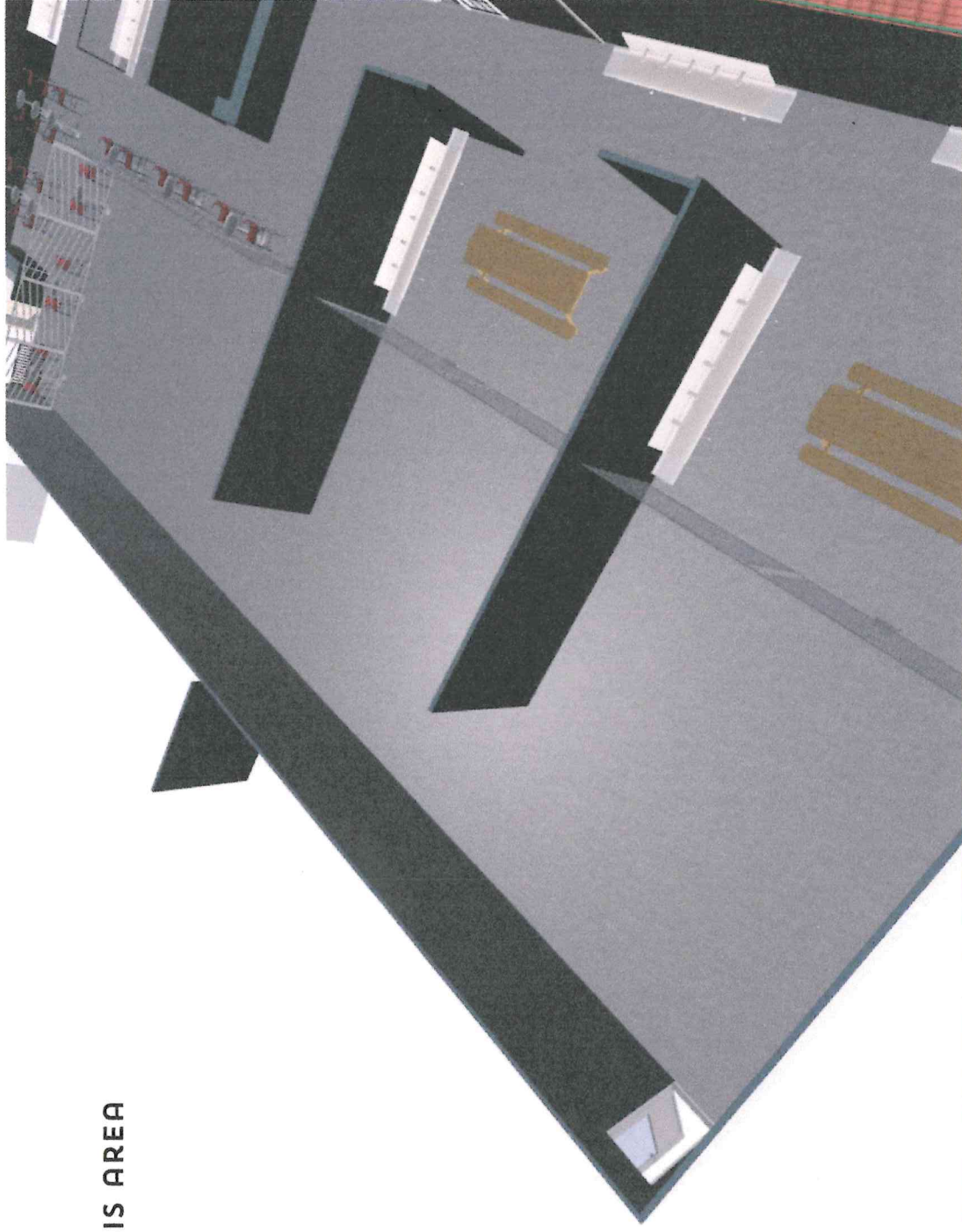
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

- Electrical outlets for all lighting
- Electrical outlets for all cameras
- Electrical outlets for audio speakers  
all walls being utilized

**Work to be done:**

- Build arena fencing on-site
- Paint walls
- Arrange arena props
- Hang black/LED/Laser lighting
- Hang arena & game rules
- Hang speakers
- Repair emergency exit sign



# PARTY ROOM 1

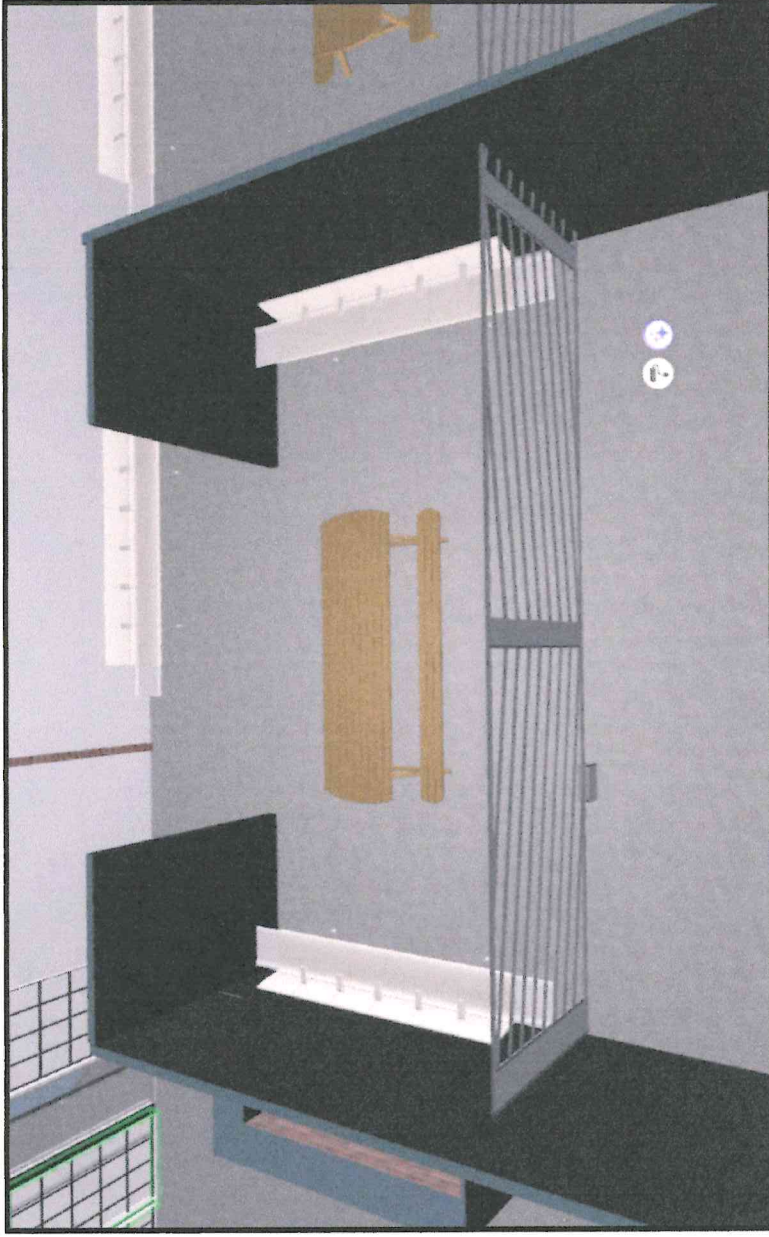
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

Electrical outlets for all cameras  
all walls being utilized

**Work to be done:**

- Build arena fencing on-site
- Paint walls
- Arrange 10' picnic table
- Arrange seating for guest(s)
- Hang arena & game rules on both sides of the wall



# PARTY ROOM 2

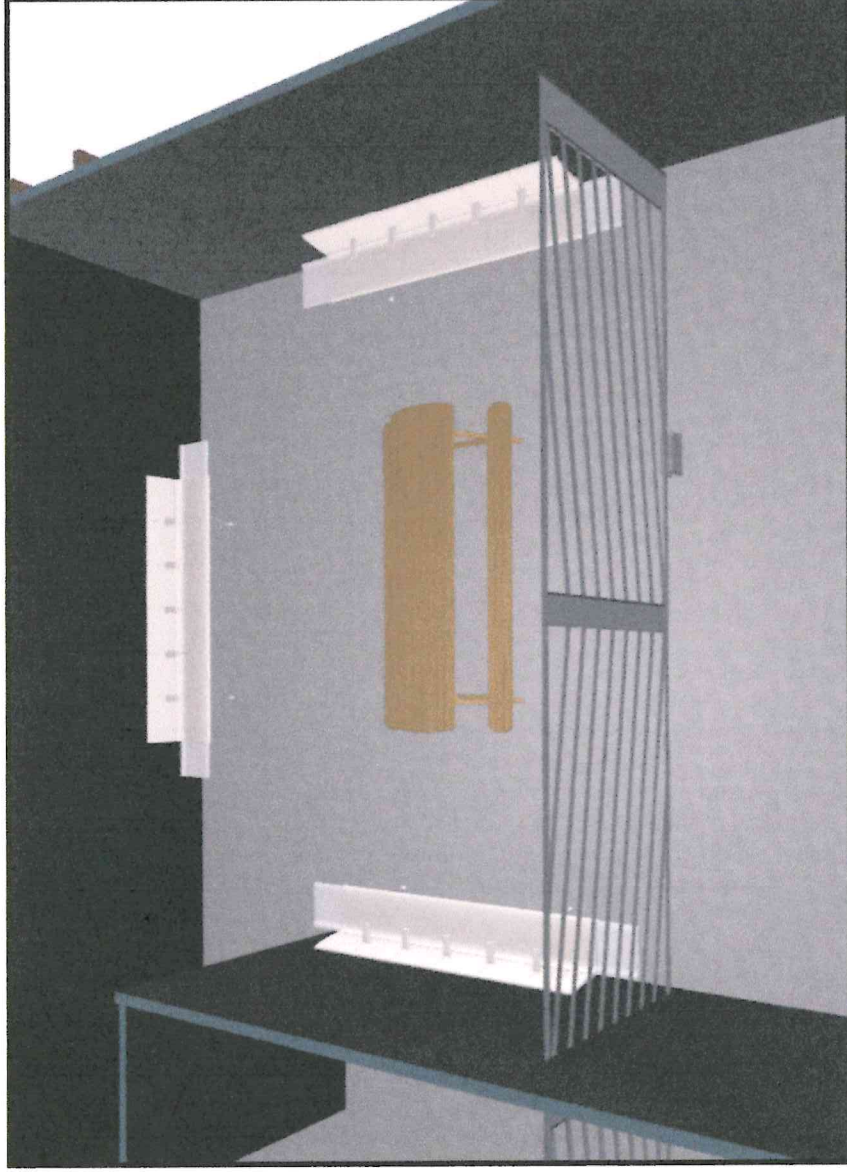
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

Electrical outlets for all cameras  
all walls being utilized

**Work to be done:**

- Build arena fencing on-site
- Paint walls
- Arrange 10' picnic table
- Arrange seating for guest(s)
- Hang arena & game rules on both sides of the wall

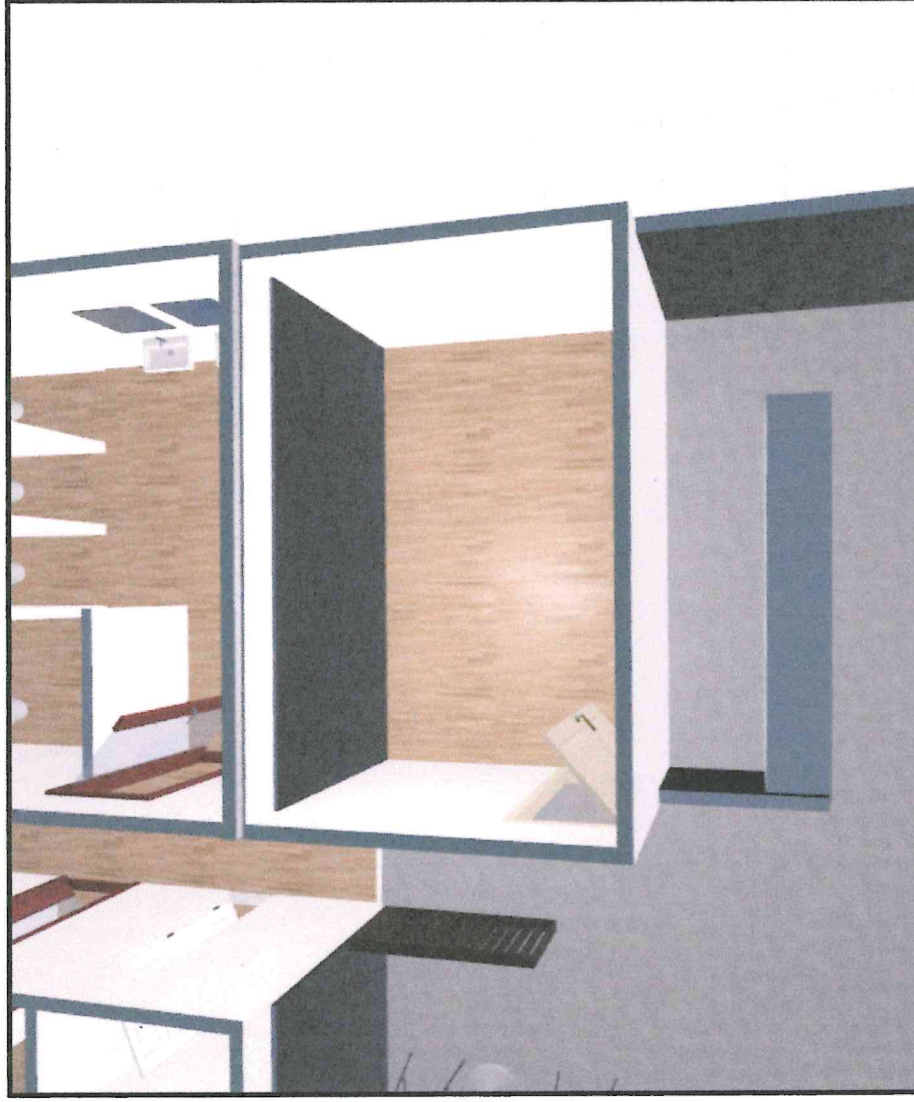


# STORAGE

NO M, E, P CHANGE TO THIS AREA

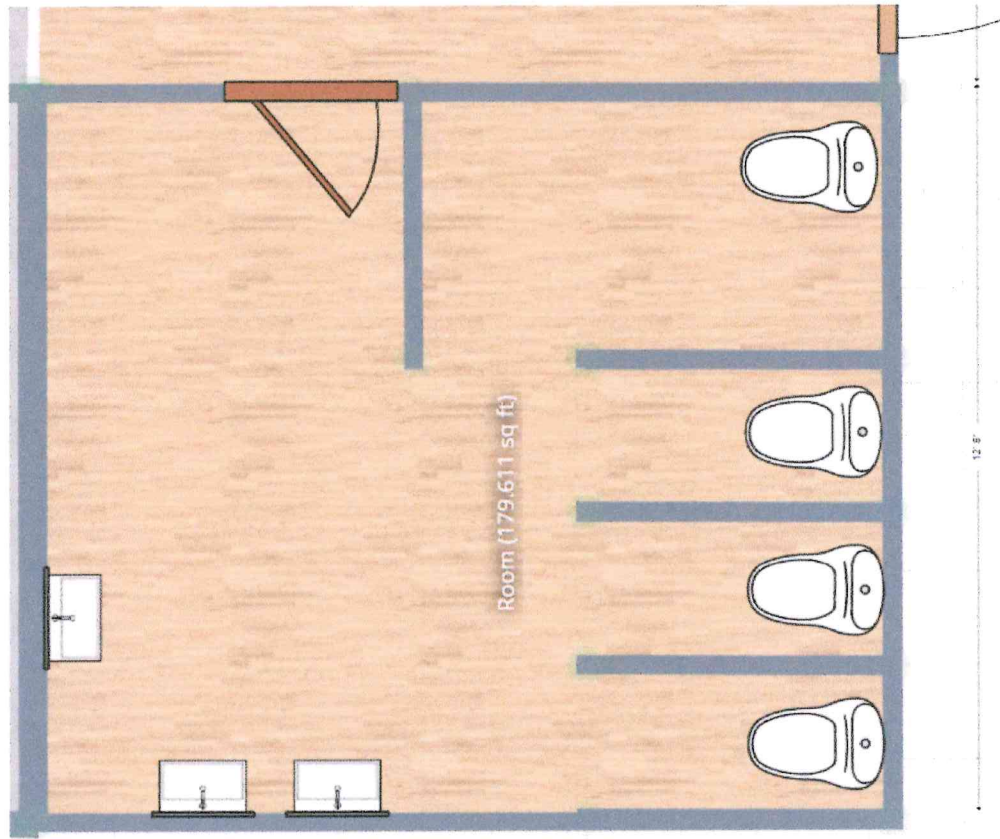
**Utilize existing:**  
all walls being utilized

**Work to be done:**  
Paint walls  
Build 3 sets of metal shelving for storage  
Install locking door handle  
Hang employee only sign on guest facing side of the door



# WOMEN'S BATHROOM

NO M, E, P CHANGE TO THIS AREA



# WOMEN'S BATHROOM

## NO M, E, P CHANGE TO THIS AREA

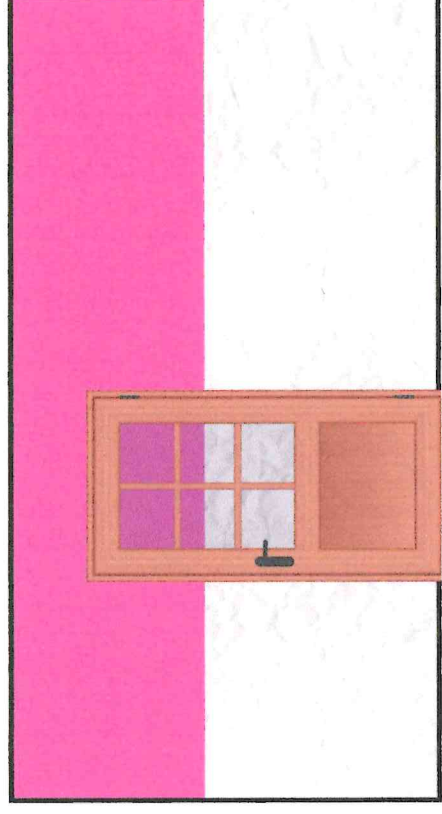
Wall #1

**Utilize existing:**

all walls being utilized  
FRP on all walls

**Work to be done:**

- Paint top 1/2 of walls hot pink
- Hang bathroom stall doors
- Install privacy film on inside of bathroom door
- Install "womens" icon on the exterior of the entrance door
- Hang graffiti pictures
- Hang mirrors over sink
- Hang baby changing station
- Hang paper towel dispenser
- Hang toilet paper roll holder
- Place cover over T-12 light



# WOMEN'S BATHROOM

Wall #2

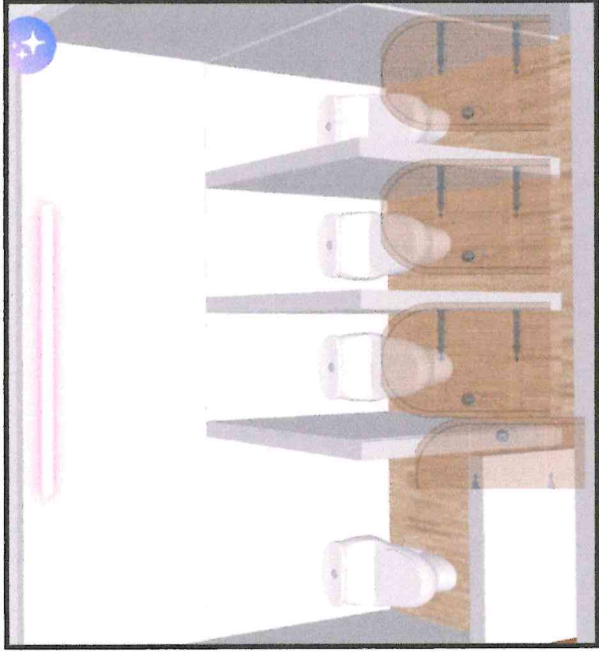
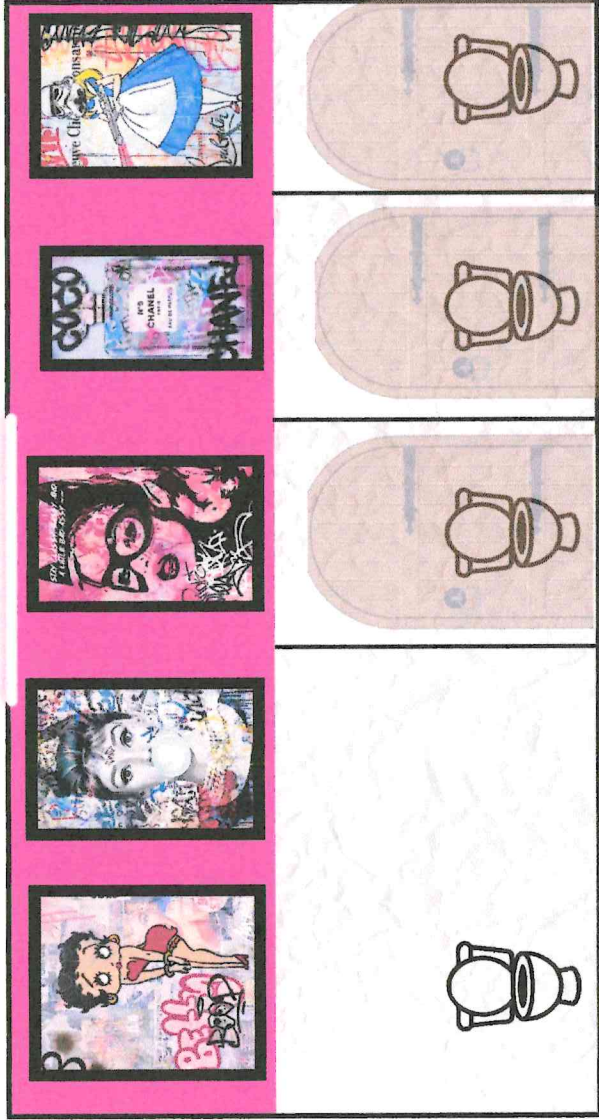
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

all walls being utilized  
FRP on all walls

**Work to be done:**

- Paint top 1/2 of walls hot pink
- Hang bathroom stall doors
- Hang graffiti pictures
- Place cover over T-12 light



# WOMEN'S BATHROOM

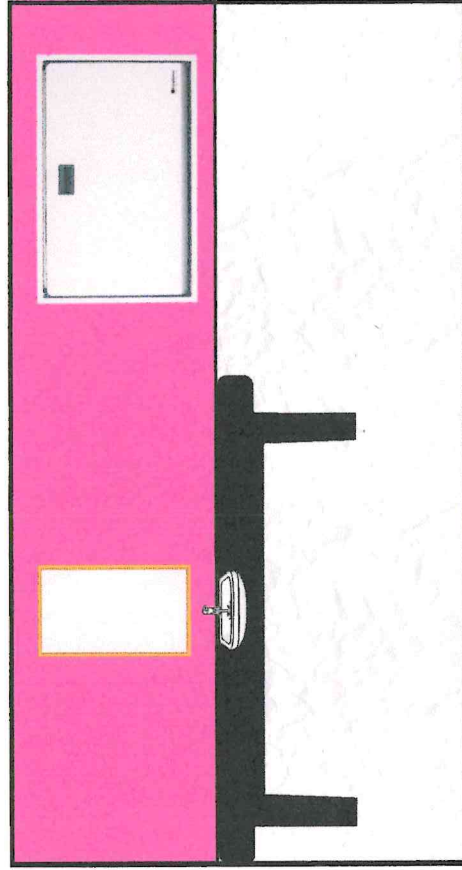
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

all walls being utilized  
FRP on all walls

**Work to be done:**

- Paint top ½ of walls hot pink
- Hang mirror over sink
- Hang baby changing station
- Hang paper towel dispenser



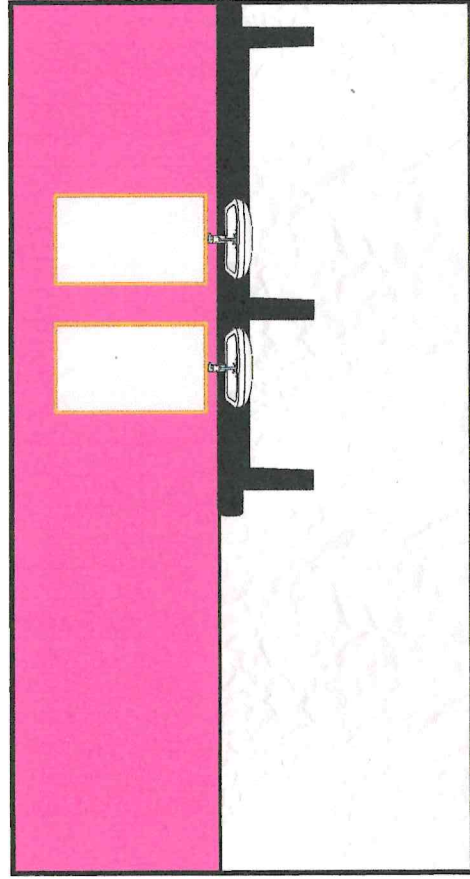
# WOMEN'S BATHROOM

NO M, E, P CHANGE TO THIS AREA

Wall #4

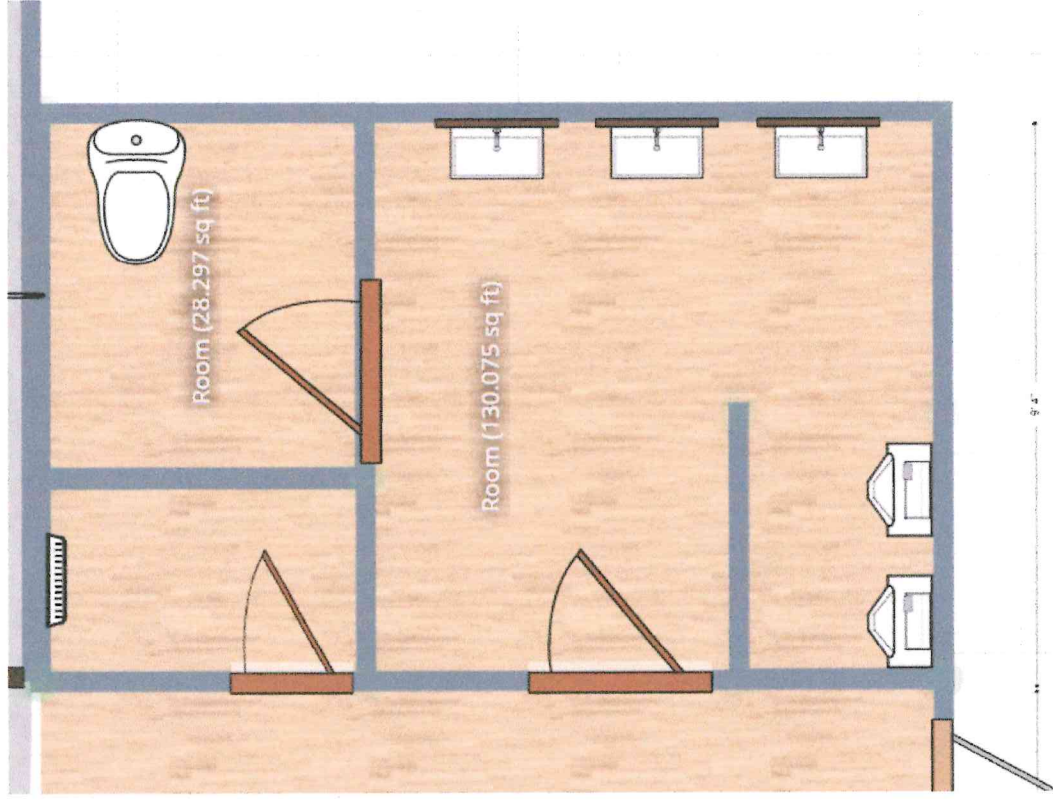
**Utilize existing:**  
all walls being utilized  
FRP on all walls

**Work to be done:**  
Paint top 1/2 of walls hot pink  
Hang mirrors over sinks  
Hang paper towel dispensar



# MEN'S BATHROOM

NO M, E, P CHANGE TO THIS AREA



# MEN'S BATHROOM

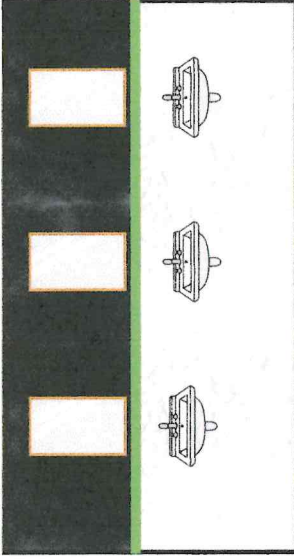
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

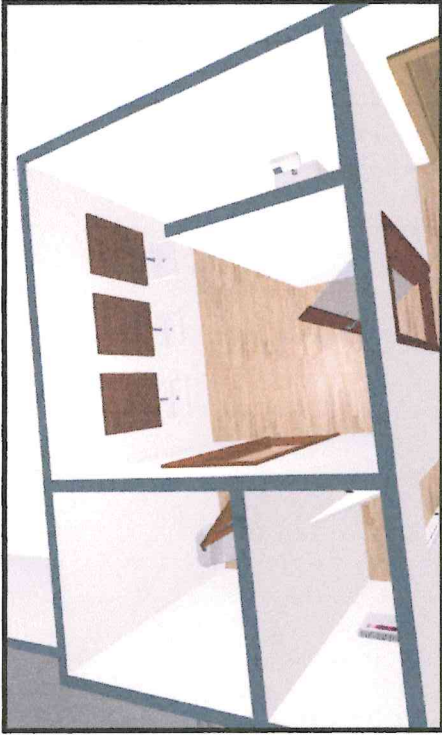
all walls being utilized  
FRP on all walls

**Work to be done:**

Paint top 1/2 of walls black  
Hang lime green trim  
Hang mirrors over sinks  
Hang paper towel dispenser



Wall #1



**Utilize existing:**

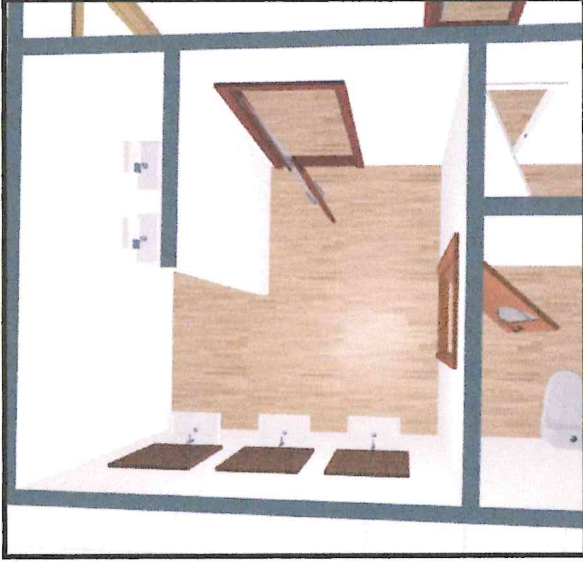
all walls being utilized  
FRP on all walls

**Work to be done:**

Paint top 1/2 of walls black  
Hang lime green trim  
Hang graffiti art  
Hang urinal dividers



Wall #2



# MEN'S BATHROOM

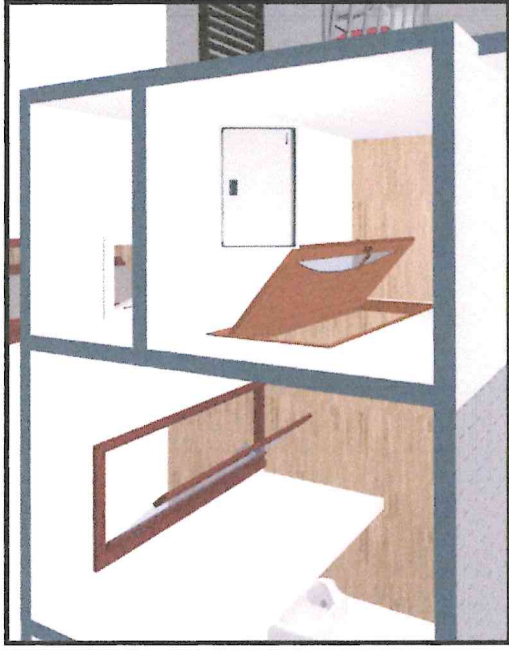
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

all walls being utilized  
FRP on all walls

**Work to be done:**

Paint top ½ of walls black  
Hang lime green trim  
Hang baby changing station in the ADA stall for added privacy  
Install privacy film on inside of bathroom door  
Install "Mens" icon on the exterior of the entrance door



**Utilize existing:**

all walls being utilized  
FRP on all walls

**Work to be done:**

Paint top ½ of walls black  
Hang lime green trim  
Hang graffiti art  
Hang wall decal  
Hang ADA stall door

# PATIO- LEFT SIDE

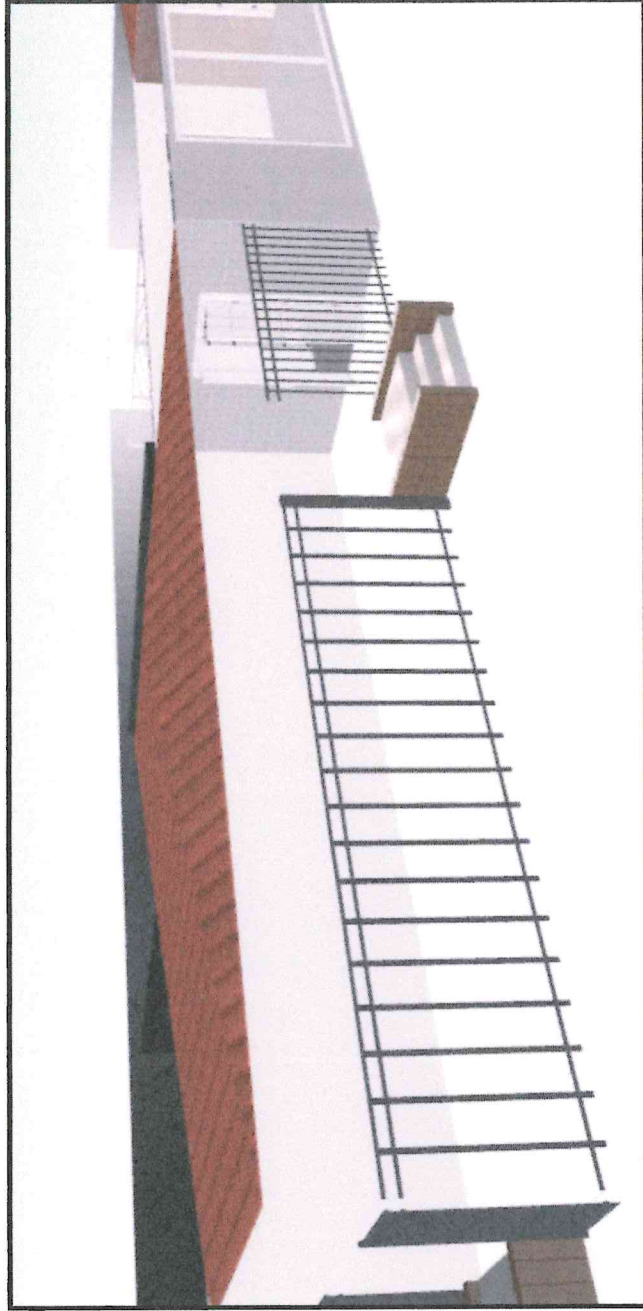
NO M, E, P CHANGE TO THIS AREA

**Utilize existing:**

Hook up to existing electrical outlet for signage

**Work to be done:**

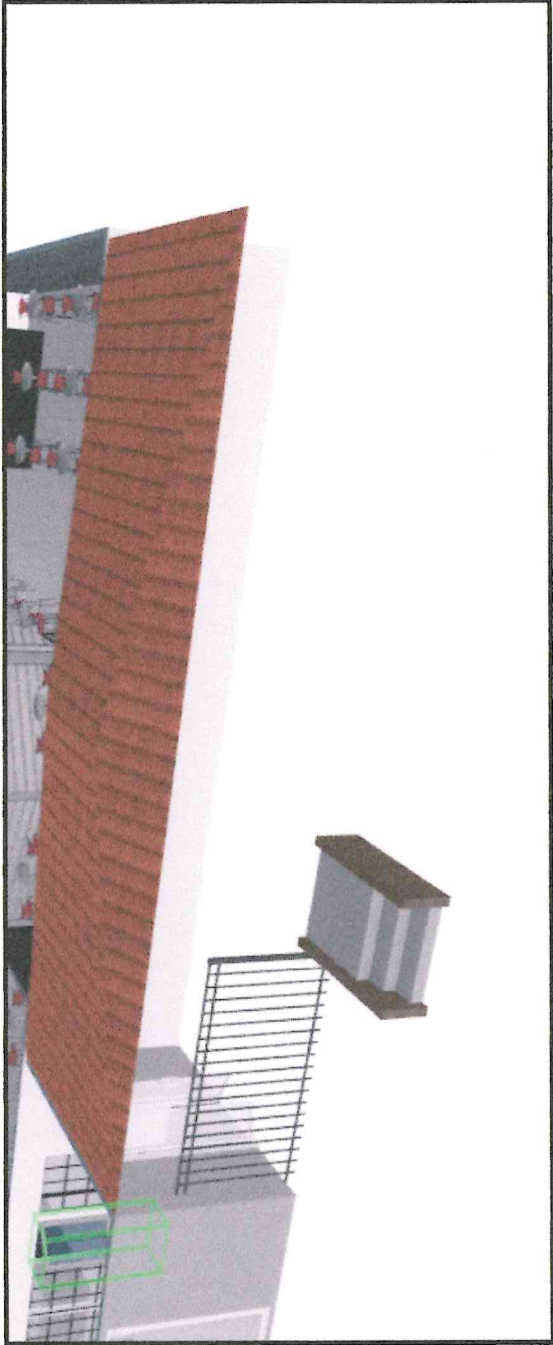
Hang building sign. light box



# PATIO- RIGHT SIDE

NO M, E, P CHANGE TO THIS AREA

No work to be done

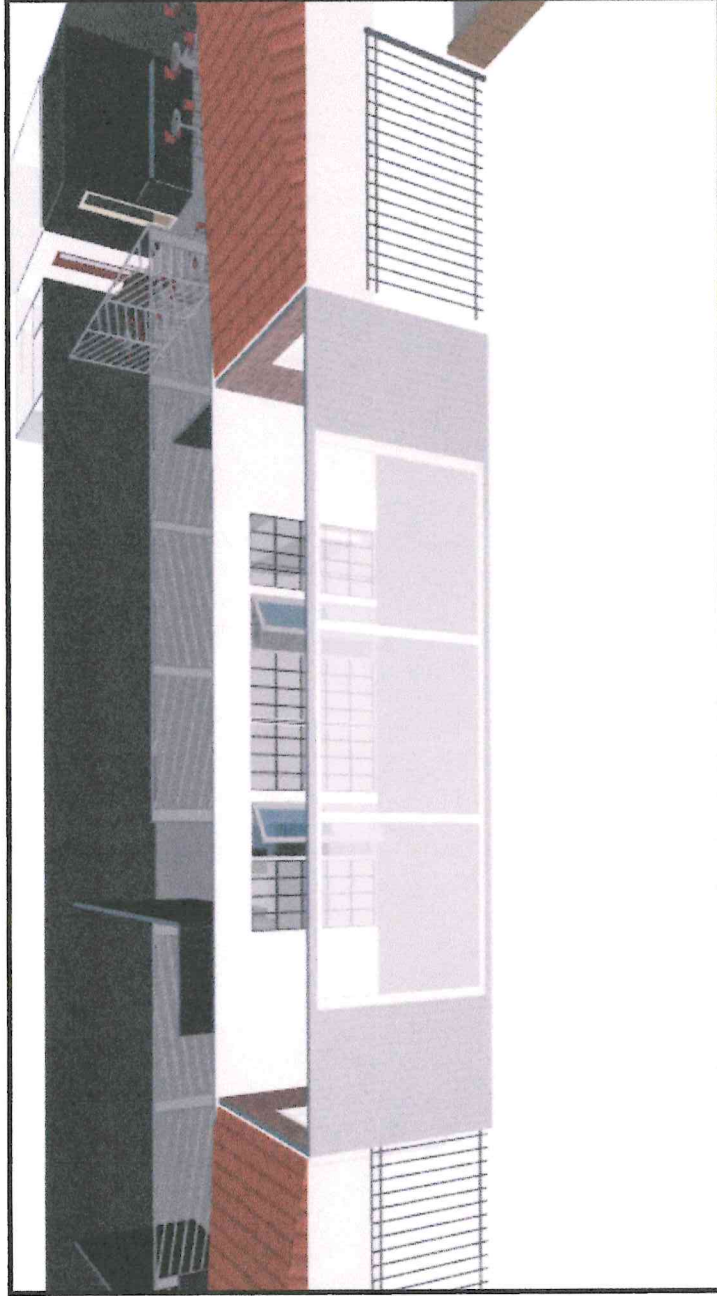
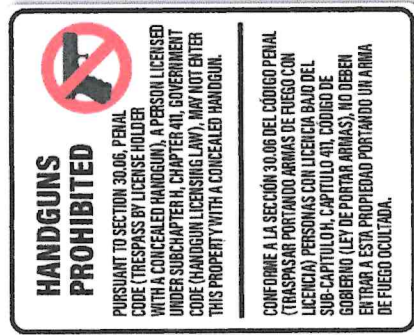


# VESTIBULE

NO M, E, P CHANGE TO THIS AREA

**Work to be done:**

- Install UV blocking window cling
- Hang 30.06 signage
- Hang safety door decals
  - “this door must remain unlocked while the building is occupied”
- Hang hours of operation decals



# RULES & POLICIES

**RULES**

NO SHOTS ABOVE THE SHOULDERS  
DO NOT SHOOT AN UNARMED PERSON  
NO SHOOTING WHILE RELOADING  
EYE PROTECTION REQUIRED WHILE IN THE ARENA  
IF YOU HEAR "STOP" THEN STOP  
DONT SHOOT THE REFEREE!  
NO PHYSICAL CONTACT AT ANY TIME  
PLAY FAIR. NO CHEATING. IF YOU ARE OUT, YOU'RE OUT  
DO NOT CLIMB OR HANG ON THE NETTING OR EQUIPMENT  
BLASTERS ARE NOT PERMITTED OUTSIDE THE ARENA  
NO OUTSIDE BLASTERS OR DARTS ALLOWED AT ANY TIME  
NO FOOD OR DRINKS IN THE ARENA  
GAME STOPS IMMEDIATELY FOR ANY INJURIES  
ONLY PARTICIPANTS WITH A WRISTBAND ARE ALLOWED IN THE ARENA  
BE RESPECTFUL OF ALL PARTICIPANTS IN THE ARENA  
NO PROFANITY  
CLOSED TOED SHOES MUST BE WORN IN THE ARENA  
REMEMBER WE ARE FRIENDS NOT ENEMIES.

**BRAVER  
BORN**

**HANDGUNS  
PROHIBITED**

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 41I, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCIÓN 30.06 DEL CÓDIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 41I, CÓDIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.







**SCOTT PORTER**  
 Johnson County Tax Assessor-Collector  
 P.O. BOX 75  
 CLEBURNE, TX 76033-0075  
 (817) 558-0122

## Duplicate Receipt

Property Account Number:  
**126-3518-00010**

**Statement Date:** 3/25/26  
**Owner:** LDL INVESTMENTS LTD  
**Mailing Address:** james lemons  
 225 man o war  
 burleson TX 76028

**Property Location:** 0000613 N BROADWAY ST  
**Acres:** 2.95  
**Legal:** LOT 1  
 BLK 1  
 OWL VILLAGE  
 126 5534 99298. 01611.99897

Exemptions:  
 Receipt #: 17705216

Deposit #: 202512273432-2025/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	Johnson County	\$482,258.00	0.339276	12/27/25	\$1,636.19	\$0.00
2025	FARM TO MARKET LTRD	\$482,258.00	0.050000	12/27/25	\$241.13	\$0.00
2025	EMER SERV DISTRICT 1	\$482,258.00	0.056483	12/27/25	\$272.39	\$0.00
2025	HILL COLL-JOSHUA	\$482,258.00	0.050000	12/27/25	\$241.13	\$0.00
2025	CITY OF JOSHUA	\$482,258.00	0.689468	12/27/25	\$3,325.01	\$0.00
2025	JOSHUA ISD	\$482,258.00	1.257500	12/27/25	\$6,064.39	\$0.00

**BASE TAX \$11,780.24**

**TOTAL PAID \$11,780.24**

Remitted By: james lemons  
 225 man o war  
 burleson TX 76028

Payment Type: CHECK  
 Ref #: 100343649887

**Remaining Amount Due As of 3/25/26**  
**0.00**

Receipt 3/25/26

james lemons  
 225 man o war  
 burleson TX 76028



**SCOTT PORTER**  
 Johnson County Tax Assessor-Collector  
 P O BOX 75  
 CLEBURNE, TX 76033-0075  
 (817) 558-0122

# 2025+ Tax Statement

Property Account Number:  
**126-3518-00010**

**Statement Date:** 03/25/2026  
**Owner:** LDL INVESTMENTS LTD  
**Mailing Address:** 344 SW WILSHIRE BLVD STE 1 102  
 BURLESON TX 76028

**Property Location:** 0000613 N BROADWAY ST  
 2.95  
**Acres:**  
**Legal Description:** LOT 1  
 BLK 1  
 OWL VILLAGE  
 126.5534.99298, 01611,99897

**Exemptions:**

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
149,786	332,472	149,786	332,472	0	0	0	482,258
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax		
JOHNSON COUNTY		0	482,258	0.339276	0.00		
FARM TO MARKET LTRD		0	482,258	0.050000	0.00		
EMER SERV DISTRICT 1		0	482,258	0.056483	0.00		
HILL COLL-JOSHUA		0	482,258	0.050000	0.00		
CITY OF JOSHUA		0	482,258	0.689468	0.00		
JOSHUA ISD		0	482,258	1.257500	0.00		
					<b>TOTAL BASE TAX</b>	<b>0.00</b>	
						<b>Total Amount Due</b>	<b>0.00</b>

↓ Detach ↓

Return With Payment



Visit our website for online credit card payments.  
[www.johnsoncountytaxoffice.org](http://www.johnsoncountytaxoffice.org)  
 Payment by phone is available at 1-866-549-1010  
 use bureau code 3334444

R000051944 JC

2025 +Tax Statement  
 03/25/2026

Property Account Number  
 126-3518-00010

**Total Amount Due \$0.00**

IF PAID IN	AMOUNT DUE
APR	0.00
MAY	0.00

**Please Make Checks Payable To:**  
**Scott Porter, Tax A-C**

LDL INVESTMENTS LTD  
 344 SW WILSHIRE BLVD STE 1 102  
 BURLESON TX 76028

00000070373 0000000000 0000000000 0000000000 0325202600000