

STATE OF TEXAS
COUNTY OF HARRIS

We, Academy, Ltd., a Texas limited partnership, acting by and through Ken Attaway EUP of Academy Managing Co., L.L.C., a Texas limited liability company, its general partner, owners, hereinafter referred to as Owners of the 4.8146 acre tract described in the above and foregoing map of **ACADEMY SPORTS & OUTDOORS WEBSTER REPLAT NO. 1**, do hereby make and establish said subdivision and development plan of said property according to all lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as **ACADEMY SPORTS & OUTDOORS WEBSTER REPLAT NO. 1** in the Robert Wilson Survey, Harris County, Texas; and on behalf of said Owners dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alley dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, Academy, Ltd., a Texas limited partnership, has caused these presents to be signed by Ken Attaway EUP of Academy Managing Co., L.L.C., a Texas limited liability company, its general partner, thereunto authorized, this 28 day of December, 2010.

Academy, Ltd.
a Texas limited partnership
BY: Ken Attaway
Ken Attaway
Print Name & Title

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared Ken Attaway EUP of Academy Managing Co., L.L.C., a Texas limited liability company, general partner of Academy, Ltd., a Texas limited partnership, 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 considerations therein expressed and in the capacity therein stated and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of December, 2010
Notary Public in and for the State of Texas
My Commission Expires Aug 4, 2013
Lori Lynn Khordaji
Notary Public



This is to certify that the City Council of the City of Webster, Texas, has approved this plat and subdivision of **ACADEMY SPORTS & OUTDOORS WEBSTER REPLAT NO. 1** as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the mayor of the City of Webster, Texas on this 1 day of March, 2011.

BY: Floyd H. Payne
Floyd H. Payne, Mayor
BY: Pauline Small
Pauline Small, City Secretary

The Director of Community Development of the City of Webster, Texas, hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations as to which his approval is required.

Derhyl Hebert
Derhyl Hebert, Director of Community Development

I, Brian Nowara, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nowara
Brian Nowara, R.P.L.S.
Texas Registration No. 6060

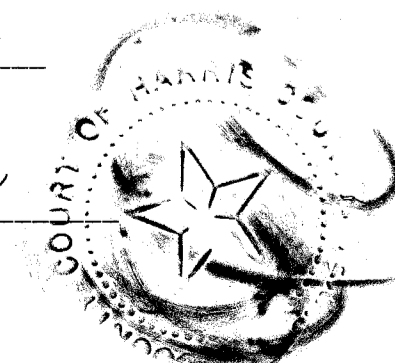


I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on March 5, 2011 at 10:58 o'clock, A.M., and duly recorded on March 3 2011, at 12:45 o'clock, P.M., at Film Code No. 639035 of the Map Records of Harris County, for said county.

WITNESS my hand and seal of office, at Houston, the day and date last above written.

STAN STANART
Stan Stanart, County Clerk of Harris County, Texas

BY: Mina V. Mack
Mina V. Mack
Deputy



This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not annulled or changed after recording.
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR TRACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

UNRESTRICTED RESERVE "A"
REPLAT OF RESERVES F, G & H AND
A PARTIAL REPLAT OF RESERVE I
OF BAYPOINTE
(FILM CODE NO. 459136; H.C.M.R.)

SOUTH KOBAYASHI ROAD
(80' R.O.W.)
(FILM CODE NO. 459136; H.C.M.R.)
(VOL. 338, PG. 21; H.C.M.R.)

INTERSTATE HIGHWAY NO. 45
(300' R.O.W.)

RESTRICTED RESERVE "B1"
(RESTRICTED TO COMMERCIAL USE)
2.3072 ACRES
(100,501 SQ. FT.)

RESTRICTED RESERVE "B2"
(RESTRICTED TO COMMERCIAL USE)
2.5074 ACRES
(109,223 SQ. FT.)

ACREAGE
GENERAL HOMES CORPORATION
CALLED 2.0000 ACRES
(H.C.C.F. NO. L440211)

REASON FOR REPLAT

TO SPLIT RESTRICTED RESERVE "B" INTO TWO RESERVES.

RESERVE TABLE

B1	2.3072 ACRES	(100,501 SQ. FT.)	RESTRICTED TO COMMERCIAL
B2	2.5074 ACRES	(109,223 SQ. FT.)	RESTRICTED TO COMMERCIAL

- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987188166.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48201-C-1090 L EFFECTIVELY DATED JUNE 18, 2007, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE CITY OF WEBSTER ZONING MAP, THIS SITE LIES IN ZONE "C3", THIRD COMMERCIAL DISTRICT.
 - SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN HARRIS COUNTY CLERK'S FILE NO. J711702. THE NORTHERLY AND SOUTHERLY DRILL SITE DESCRIBED IN EXHIBIT "B" OF SAID HARRIS COUNTY CLERK'S FILE NO. J711702 ARE NOT LOCATED ON THIS TRACT.

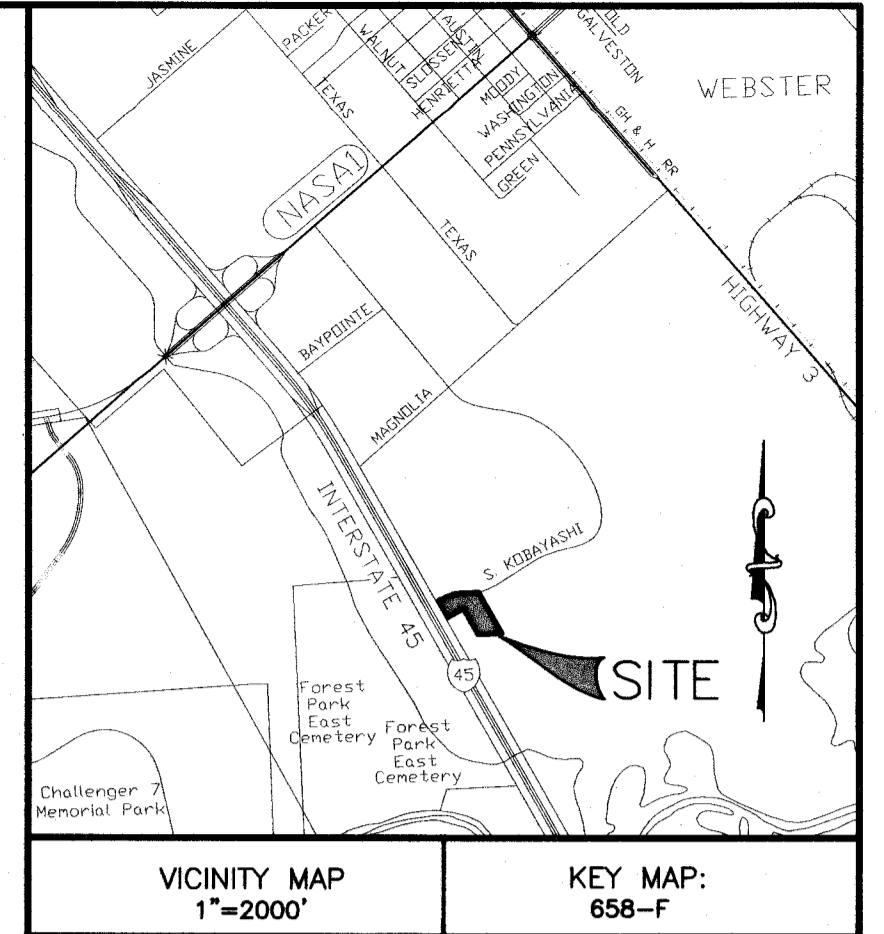
LINE	BEARING	DISTANCE
L1	N 60°23'29" E	34.25'
L2	N 29°32'24" W	4.48'
L3	N 60°23'29" E	30.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	15°55'29"	600.00'	166.76'	N 68°21'14" E - 166.23'
C2	10°35'35"	590.00'	109.08'	N 82°47'49" E - 108.93'
C3	3°48'07"	740.00'	49.10'	N 86°11'33" E - 49.10'
C4	46°59'40"	740.00'	606.95'	N 60°47'39" E - 590.08'

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All electronic additions and changes were present at the time the instrument was filed and recorded.

20110087669
3/3/2011 10:22 AM \$60.00

FILED
3/3/2011 10:58 AM
Stan Stanart
COUNTY CLERK
HARRIS COUNTY



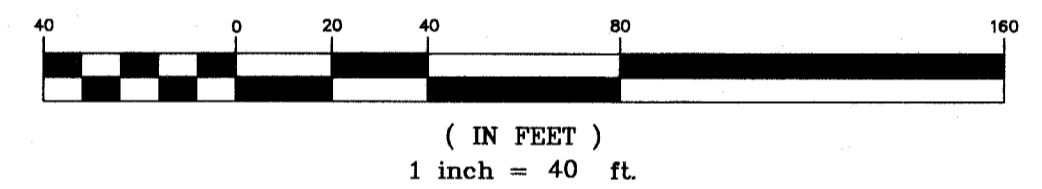
VICINITY MAP
1"=2000'
KEY MAP:
658-F

ROBERT WILSON SURVEY
ABSTRACT NUMBER 88

RESTRICTED RESERVE "A"

ACADEMY SPORTS & OUTDOORS
WEBSTER
(FILM CODE NO. 609049; H.C.M.R.)

GRAPHIC SCALE



LEGEND

- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.O.R. - HARRIS COUNTY OFFICIAL RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH

ACADEMY SPORTS & OUTDOORS WEBSTER REPLAT NO. 1

1 BLOCK - 2 RESERVES

A SUBDIVISION OF 4.8146 ACRES OF LAND
BEING A REPLAT OF ALL OF
RESERVE "B", BLOCK 1,
ACADEMY SPORTS & OUTDOORS WEBSTER,
(FILM CODE NO. 609049; H.C.M.R.)
IN THE ROBERT WILSON SURVEY,
ABSTRACT NUMBER 88,
CITY OF WEBSTER,
HARRIS COUNTY, TEXAS

~ OWNERS ~

ACADEMY, LTD.
1800 NORTH MASON ROAD
KATY, TEXAS 77449
PHONE: (281) 646-5394

~ ENGINEER/SURVEYOR ~
TEXAS ENGINEERING AND MAPPING CO.

12810 Century Drive
Stafford, Texas 77477
Brian Nowara, R.P.L.S.
PHONE: 281-491-2525 FAX: 281-491-2535
Job No. 965-1



DECEMBER 28, 2010

#133