

1. This property does lie partially within the 100 Year Flood Plain as determined by FEMA and as shown on F.I.R.M. #42021C1090 M, Zone AE & X(Shaded), dated 01/06/2017.
Flood plain maps are subject to change as they are updated.
2. The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of Webster, Texas.
3. The herein subdivided tract or parcel of land lies within the Clear Creek Independent School District.
4. The coordinates and bearings shown hereon are Texas South Central Zone State Plane Grid Coordinates (NAD 83) and surface coordinates.
5. Plat prepared with a Title Commitment by Old Republic Title GF No. 24141598TW, dated 11/14/2024.
6. This tract adjoins and shares a common boundary with the tidally influenced submerged lands of the state. The boundary lines shown on this drawing represent the shore line at the time of this survey. The boundary lines and areas are subject to change and can be determined accurately by a survey on the ground and a licensed state land surveyor in accordance with the original grant from the sovereign. The owner of the property described may gain or lose portions of the tract because of changes in the boundary.

Line Table - Water Line Easement		
Line #	Direction	Length'
L48	S70° 36' 14"E	24.92'
L49	S20° 50' 01"E	61.80'
L50	S06° 58' 48"E	227.27'
L51	S29° 28' 48"E	61.84'
L52	S06° 58' 48"E	22.77'
L53	S51° 58' 48"E	7.69'
L54	N83° 01' 12"E	43.89'
L55	S83° 01' 12"W	53.98'
L56	N51° 58' 48"W	28.40'
L57	N06° 58' 48"W	28.15'
L58	N29° 28' 48"W	61.84'
L59	N06° 58' 48"W	22.21'
L60	N20° 50' 01"W	47.26'
L61	N70° 36' 14"W	3.98'

ABBREVIATIONS

B.L. = Building Line
U.E. = Utility Easement
W.L.E. = Water Line Easement
A.E. = Aerial Easement
H.C.D.R. = Harris County Deed Records
H.C.C.F. = Harris County Clerk File
H.C.M.R. = Harris County Map Records
I.R. = Iron Road
I.P. = Iron Pipe
P.O.C. = Point of Commencing
P.O.B. = Point of Beginning

JOB NO. 58213

FINAL PLAT OF PUTNAM PARK ESTATES SUBDIVISION

A 17.35 acre tract out of the Robert Wilson League, Abstract No. 88, Harris County, Texas, being that certain called 468.408 acre tract described as Tract 2 in the deed to Cherokee Webster Development by an instrument or record in file number Z216878 of the Official Public Records of Real Property of said Harris County, Texas. All of that certain called 4.39 acre tract described as H.O.A. Tract 4 and all of that certain called 1.94 acre tract described as H.O.A. Tract 5 in the deed to Edgewater Community Association, Inc. by an instrument of record in file number RP-2018-871487.

11 LOTS, 1 RESERVE, 1 BLOCK
DATE: JANUARY 2025

DEVELOPER:
MARK PUTNAM
713-884-5096

SURVEYOR:
SHANKS ENGINEERING & SURVEYING, INC.
1446 PIRATES COVE
HOUSTON, TX 77058
281-488-1486

SHEET 2 OF 2