

GENERAL NOTES:

1. This property does lie partially within the 100 Year Flood Plain as determined by FEMA and as shown on F.I.R.M. 48201C1090 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 herein 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 Co. 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 only by a survey on the ground made by 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.

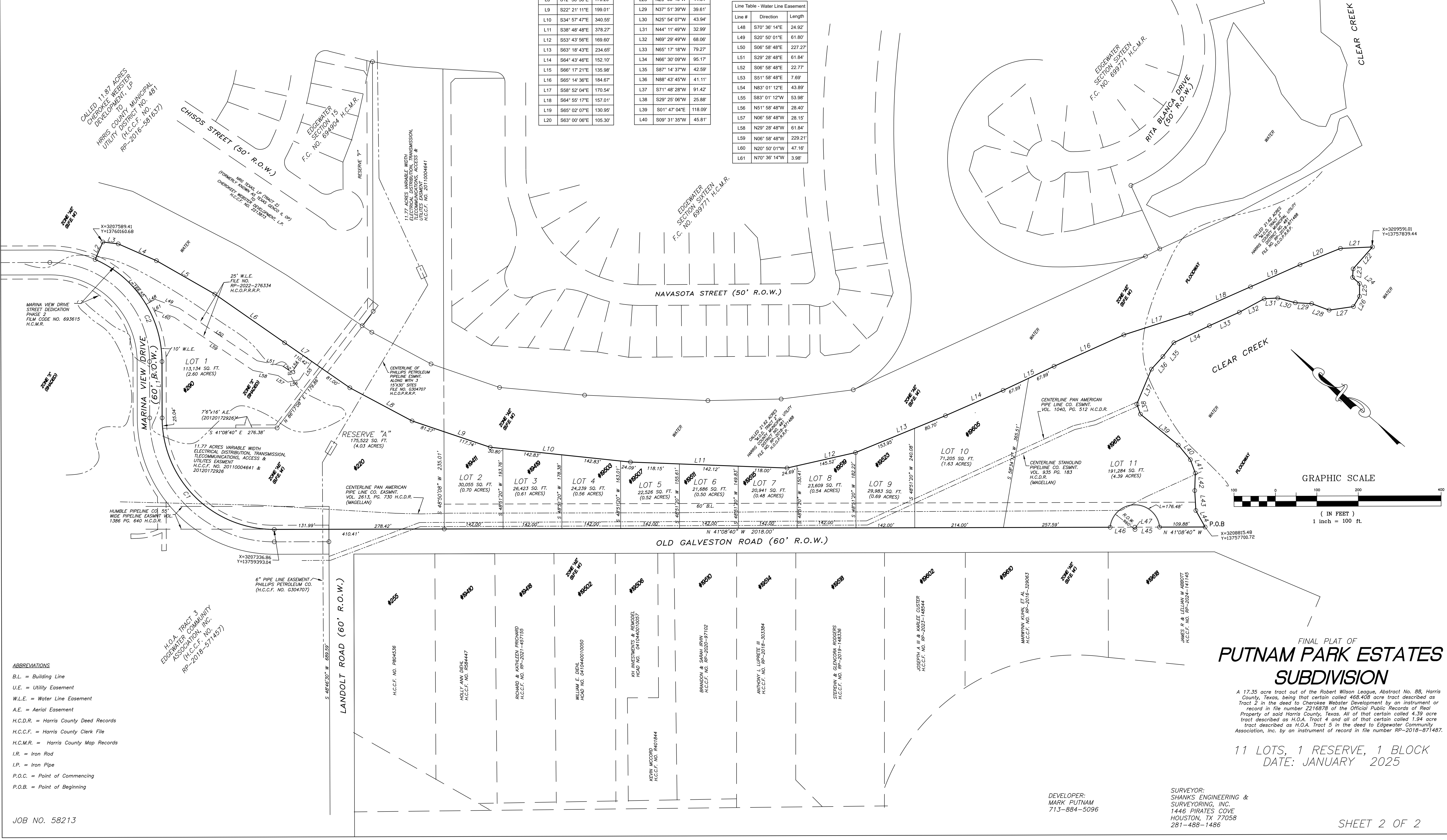
Line Table		
Line #	Direction	Length
L1	N48° 51' 21"E	136.17'
L2	N72° 49' 03"E	46.19'
L3	S34° 01' 53"E	37.40'
L4	S17° 13' 37"E	100.77'
L5	S11° 10' 19"E	162.29'
L6	S06° 08' 22"E	205.45'
L7	S06° 21' 02"E	191.42'
L8	S12° 56' 50"E	170.20'
L9	S22° 21' 11"E	199.01'
L10	S34° 57' 47"E	340.55'
L11	S38° 48' 48"E	378.27'
L12	S53° 43' 56"E	169.60'
L13	S63° 18' 43"E	234.65'
L14	S64° 43' 46"E	152.10'
L15	S68° 17' 21"E	135.98'
L16	S65° 14' 36"E	184.67'
L17	S58° 52' 04"E	170.54'
L18	S64° 55' 17"E	157.01'
L19	S65° 02' 07"E	130.95'
L20	S63° 00' 06"E	105.30'

Line Table		
Line #	Direction	Length
L21	S43° 34' 11"E	77.35'
L22	N89° 33' 12"W	70.61'
L23	S52° 25' 18"W	20.81'
L24	S00° 06' 21"E	22.07'
L25	S48° 47' 16"W	31.12'
L26	S79° 35' 15"W	28.70'
L27	N49° 15' 48"W	59.45'
L28	N20° 35' 13"W	44.84'
L29	N37° 51' 39"W	39.61'
L30	N25° 54' 07"W	43.94'
L31	N44° 11' 49"W	32.99'
L32	N69° 29' 49"W	68.06'
L33	N65° 17' 18"W	79.27'
L34	N66° 30' 09"W	95.17'
L35	S87° 14' 37"W	42.59'
L36	N88° 43' 45"W	41.11'
L37	S71° 48' 28"W	91.42'
L38	S29° 25' 06"W	25.88'
L39	S01° 47' 04"E	118.09'
L40	S09° 31' 35"W	45.81'

Line Table		
Line #	Direction	Length
L41	S28° 51' 16"W	34.48'
L42	S50° 45' 58"W	42.22'
L43	S45° 48' 05"W	48.28'
L44	S19° 44' 15"W	45.66'
L45	N41° 08' 40"W	59.70'
L46	N41° 08' 40"W	59.70'
L47	S48° 51' 20"W	6.00'

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	229.21'
L60	N20° 50' 01"W	47.16'
L61	N70° 36' 14"W	3.98'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	424.11'	270.00'	90°00'00"	N03° 51' 21"E	381.83'
C2	311.56'	270.00'	66°06'53"	N15° 47' 53"E	294.56'



- 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 Rod
 - I.P. = Iron Pipe
 - P.O.C. = Point of Commencing
 - P.O.B. = Point of Beginning

**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 of record in file number 2216878 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 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