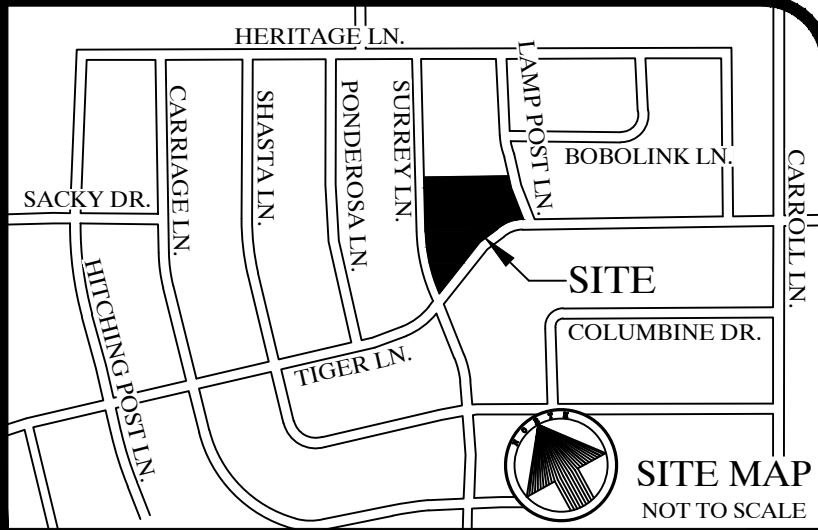


PLAT OF
LYNNWOOD PLACE UNIT 1
BLOCK "D", LOTS 1 - 7

BEING A REPLAT OF BLOCK "D", LYNNWOOD PLACE UNIT 1,
AS SHOWN ON THE PLAT RECORDED IN VOLUME 28, PAGE 27,
MAP RECORDS OF NUECES COUNTY, TEXAS.



Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twebc.com
Firm Registration No. 10072800

STATE OF TEXAS
COUNTY OF NUECES

WE, FOSTERS DYNAMIC DESIGN, LLC, DO HEREBY CERTIFY THAT
WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT
ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED
TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND
MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE
ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND
DEDICATION. THIS THE _____ DAY OF _____, 2025.

DAVID FOSTER,
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS
CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2025

MICHAEL YORK
CHAIRMAN

MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES
COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP
DATED THE _____ DAY OF _____, 2025, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY
OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK
_____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP
RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL
OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED, DAVID FOSTER, PROVEN TO ME TO BE THE
PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING
INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND
AND SEAL OF OFFICE. THIS THE _____ DAY OF
_____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS
APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE
CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2025

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

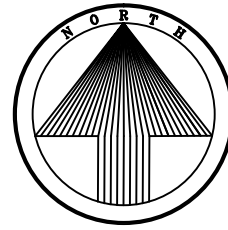
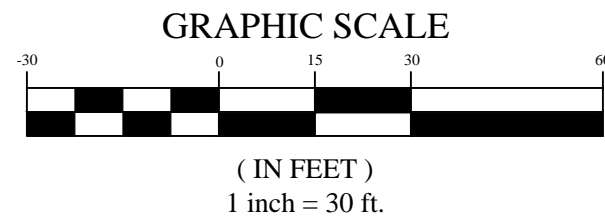
I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR
OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM
A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.

THIS THE _____ DAY OF _____, 2025

RONALD E. BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5407

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATIONAL" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 1.416 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.



PLAT OF LYNNWOOD PLACE UNIT 1 BLOCK "D", LOTS 1 - 7

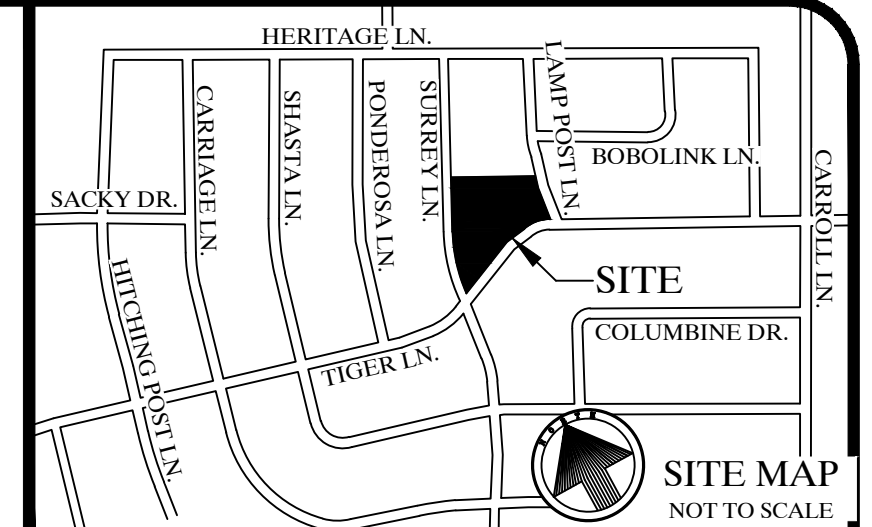
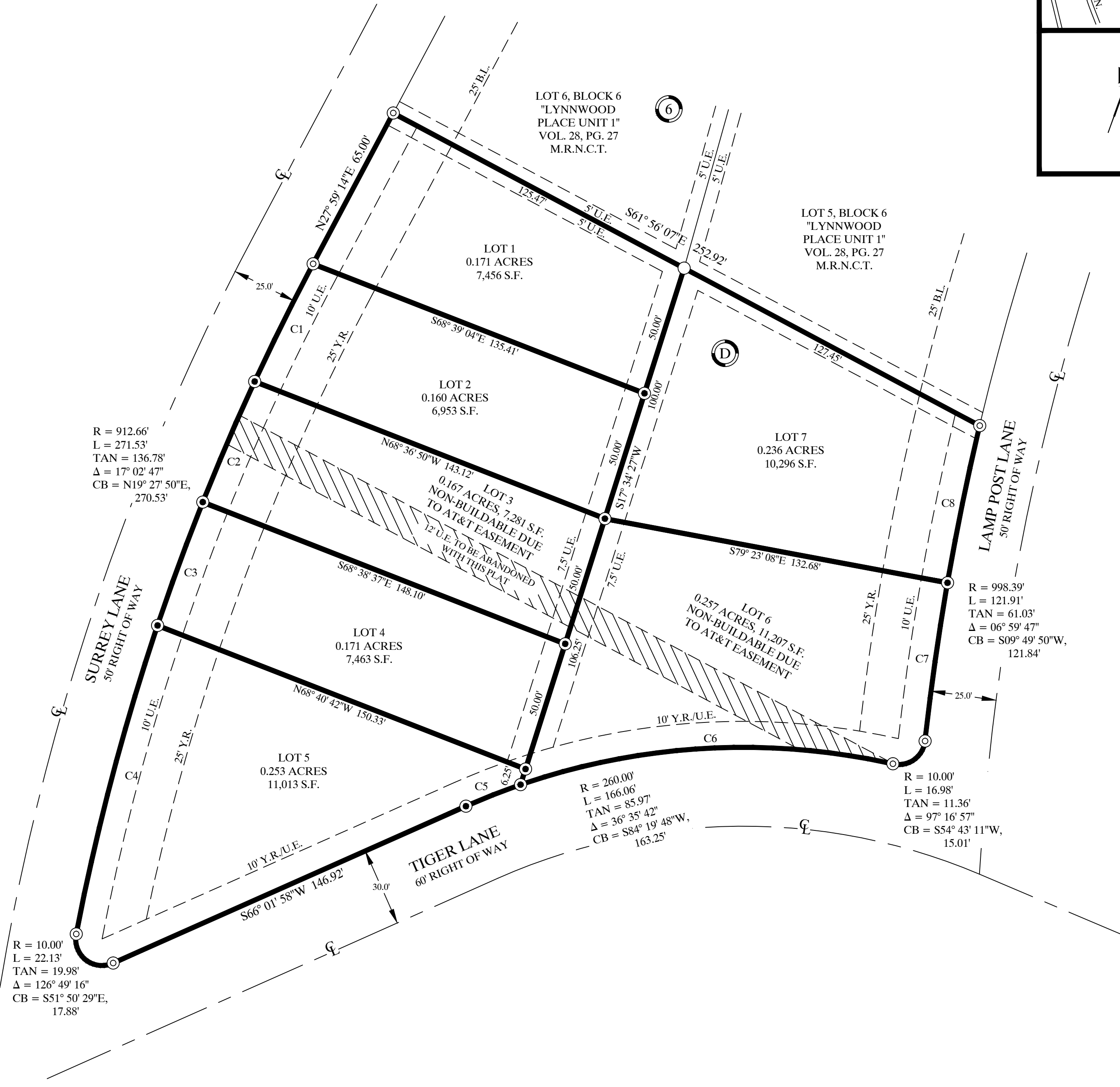
BEING A REPLAT OF BLOCK "D", LYNNWOOD PLACE UNIT 1,
AS SHOWN ON THE PLAT RECORDED IN VOLUME 28, PAGE 27,
MAP RECORDS OF NUECES COUNTY, TEXAS.

C1 R = 912.66' L = 50.00' TAN = 25.01' Δ = 03° 08' 20" CB = S26° 25' 04"W, 49.99'	C5 R = 260.00' L = 22.33' TAN = 11.17' Δ = 04° 55' 19" CB = N68° 29' 37"E, 22.33'
C2 R = 912.66' L = 50.00' TAN = 25.01' Δ = 03° 08' 20" CB = S23° 16' 44"W, 49.99'	C6 R = 260.00' L = 143.73' TAN = 73.75' Δ = 31° 40' 23" CB = S86° 47' 28"W, 141.91'
C3 R = 912.66' L = 50.00' TAN = 25.01' Δ = 03° 08' 20" CB = S20° 08' 23"W, 49.99'	C7 R = 998.39' L = 60.85' TAN = 30.44' Δ = 03° 29' 32" CB = S08° 04' 42"W, 60.84'
C4 R = 912.66' L = 121.53' TAN = 60.86' Δ = 07° 37' 47" CB = S14° 45' 20"W, 121.44'	C8 R = 998.39' L = 61.06' TAN = 30.54' Δ = 03° 30' 15" CB = S11° 34' 36"W, 61.05'

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- = SET 5/8" RE-BAR
- = FOUND 5/8" RE-BAR
- = PROPERTY CORNER NO ACCESS



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LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

PG. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

DATE OF MAP: 1 JULY 2025