

STATE OF TEXAS  
COUNTY OF NUECES

I, CYNDY RAMOS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; 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 I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CYNDY RAMOS  
EXECUTIVE VICE PRESIDENT  
RALLY CREDIT UNION

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

\_\_\_\_\_  
BRIAN D. LORENTSON, R.P.L.S.  
LICENSE NO. 6839

STATE OF TEXAS  
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL YORK, P.E.  
CHAIRMAN

\_\_\_\_\_  
MICHAEL DICE, MBA  
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 \_\_\_\_\_, \_\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 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 OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

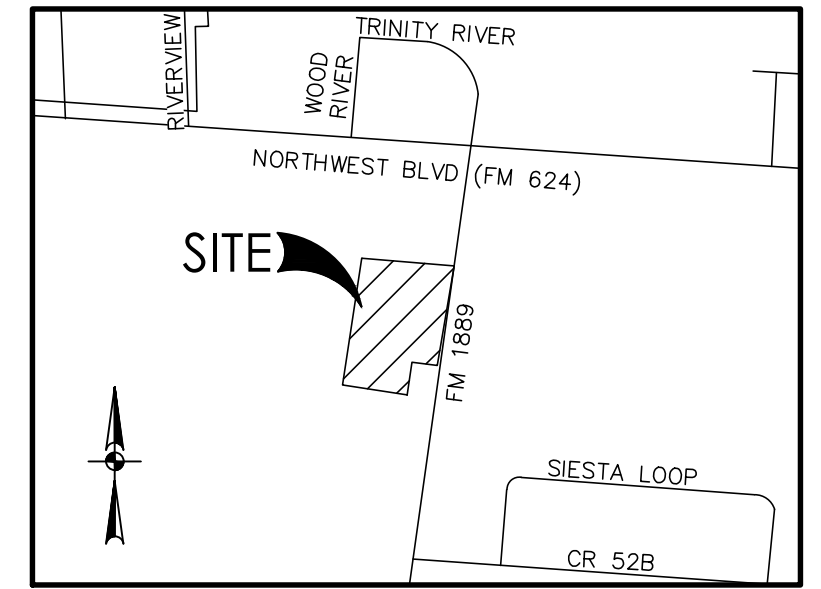
\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

# PLAT OF RALLY CREDIT UNION CALLEN

## BLOCK 1 - LOTS 1 & 2

BEING A TOTAL OF 7.698 ACRES, ESTABLISHING LOTS 1 AND 2, BLOCK 1, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, PREVIOUSLY BEING LOT 2, BLOCK 1 OF WEST RIVER PLACE UNIT 2 RECORDED IN VOLUME 68, PAGE 240 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP  
NOT-TO-SCALE

### OWNER/DEVELOPER:

RALLY CREDIT UNION  
3801 FM 1889  
CORPUS CHRISTI, TEXAS 78380  
PH: (361) 985-7300  
CONTACT: CYNDY RAMOS, EXECUTIVE VICE PRESIDENT

### ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E.



807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

### LEGEND

—————	PLAT BOUNDARY
— · — · —	CENTERLINE
- - - - -	EASEMENT
●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
○	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS, NUECES COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
AC	ACRE(S)
Y.R.	YARD REQUIREMENT
I.R./I.P.	IRON ROD/IRON PIPE
(PD)	PAPE-DAWSON CAP
ROW	RIGHT-OF-WAY
FM	FARM-TO-MARKET
BLVD	BOULEVARD
CR	COUNTY ROAD
FD.	FOUND
BLK	BLOCK
FT	FEET
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
IDM	CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL
UDC	CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE

#### FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0260G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

#### STORMWATER NOTE:

DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

#### TXDOT NOTE:

- PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEXAS ADMINISTRATION CODE § 11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT RIGHT-OF-WAY, THE OWNER SHALL CORRECT THE PROBLEM.

#### RECEIVING WATER NOTE:

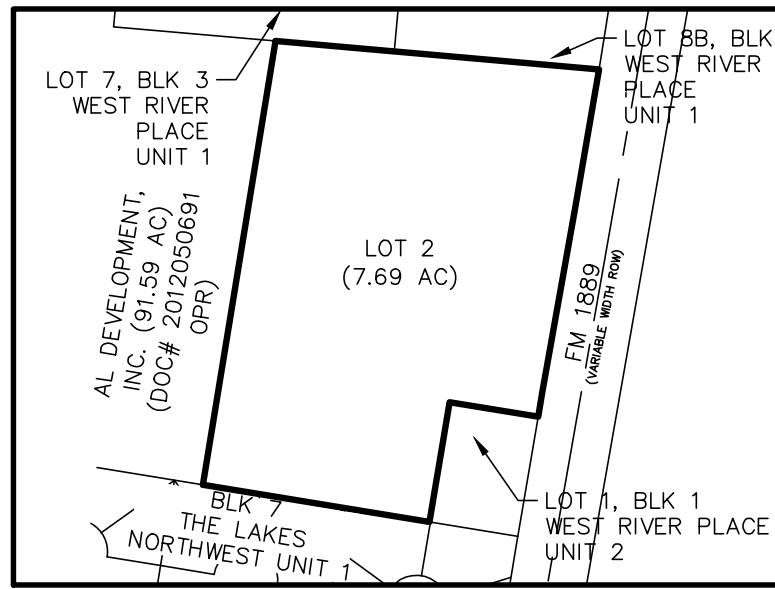
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE 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 RECREATION" USE.

#### SURVEYOR'S NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 7.698 ACRES OF LAND.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

DATE OF PREPARATION: OCTOBER 30, 2024

SHEET 1 OF 2

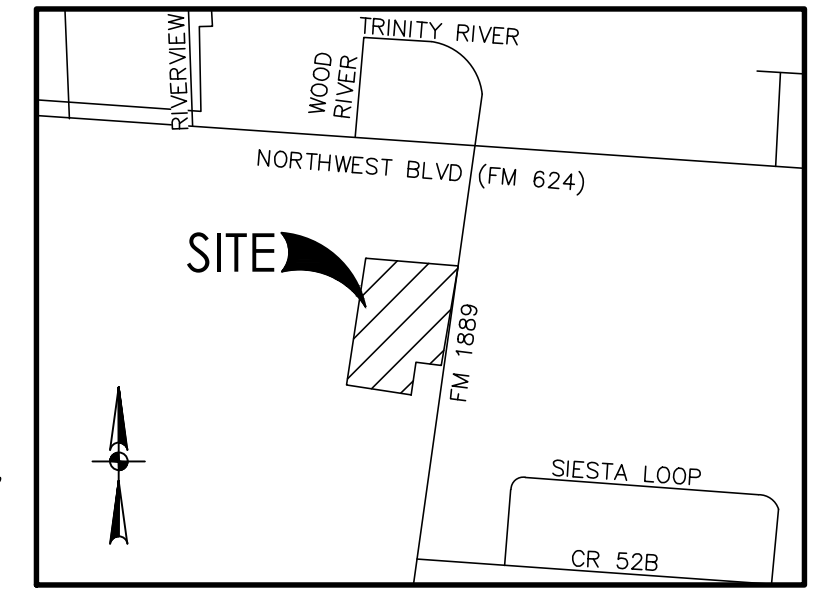
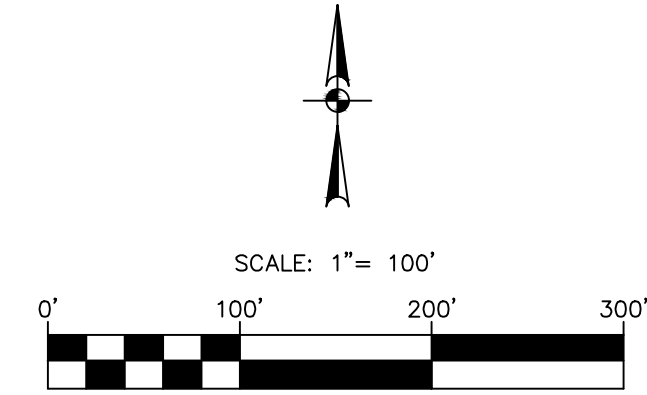


**AREA BEING PLATTED  
THROUGH PLANNING COMMISSION**  
SCALE: 1" = 300'

7.698 AC BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 1, OF THE WEST RIVER PLACE UNIT 2 RECORDED IN VOLUME 68, PAGE 240 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

**PLAT OF  
RALLY CREDIT UNION  
CALLEN**

**BLOCK 1 - LOTS 1 & 2**  
BEING A TOTAL OF 7.698 ACRES, ESTABLISHING LOTS 1 AND 2, BLOCK 1, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, PREVIOUSLY BEING LOT 2, BLOCK 1 OF WEST RIVER PLACE UNIT 2 RECORDED IN VOLUME 68, PAGE 240 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



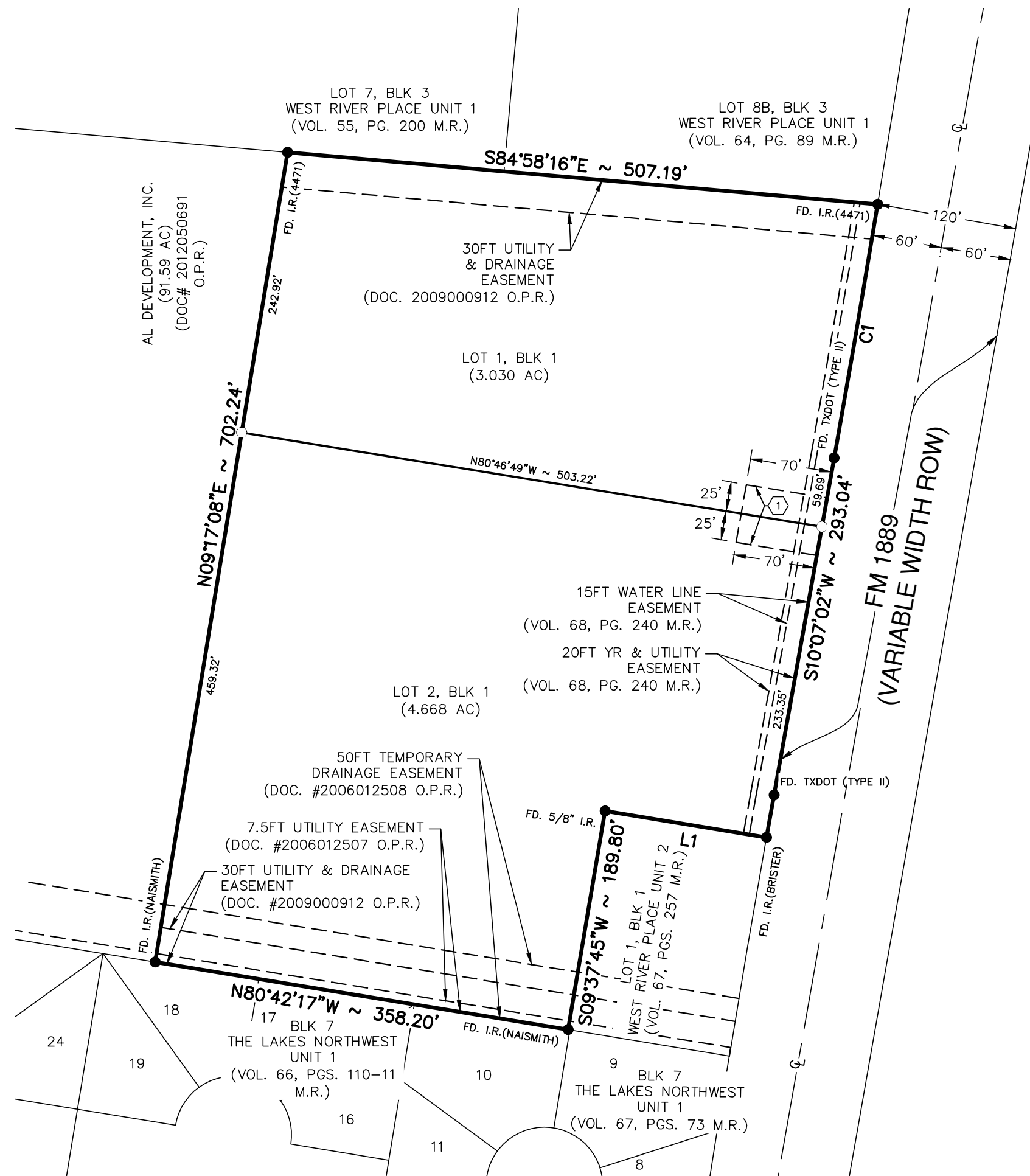
**LOCATION MAP**  
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N80°44'14"W	140.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	16344.15'	000°46'20"	S09°43'52"W	220.31'	220.31'
C2	16464.15'	000°07'41"	S10°03'11"W	36.79'	36.79'

**OWNER/DEVELOPER:**  
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**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E.



① 50'X70' INGRESS/EGRESS EASEMENT (0.08 AC)

- LEGEND**
- PLAT BOUNDARY
  - — — CENTERLINE
  - - - - - EASEMENT
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
  - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
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  - (PD) PAPE-DAWSON CAP
  - ROW RIGHT-OF-WAY
  - FM FARM-TO-MARKET
  - BLVD BOULEVARD
  - CR COUNTY ROAD
  - FD. FOUND
  - BLK BLOCK
  - FT FEET
  - TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
  - ⊕ CENTER LINE

DATE OF PREPARATION: OCTOBER 30, 2024

**SHEET 2 OF 2**