

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas C2R BUFFALO SPEEDWAY LLC, a Texas Limited Liability Company are the owners of a 16.44 tract of land situated in the J. A. Hueser Survey, Abstract No. 642, Dallas County, Texas, same being all of Lots 1–19, 21–37, a portion of Lot 20, Block 1/6113, all of Lots 15–18, Block 2/6113, Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 71046, Page 2467, Deed Records, Dallas County, Texas, all of Camp Wisdom Court (abandon by ordinance 19729), and a portion of X–Ray Street (abandon by ordinance 33325) same being those tracts of land conveyed to C2R BUFFALO SPEEDWAY LLC, a Texas Limited Liability Company, by Deed in Lieu of Foreclosure, recorded in Instrument No. 202500021765, Official Public Records, Dallas County, Texas, and a tract of land conveyed to C2R BUFFALO SPEEDWAY LLC, a Texas Limited Liability Company, by General Warranty Deed with Vendor's Lien, recorded in Instrument No. 202500215030, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the Northwest right–of–way line of West Camp Wisdom Road (a variable width right–of–way), same being the East corner of a tract of land conveyed to Dallas Power & Light Company, a Corporation, by deed recorded in Volume 1992, Page 1, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 00 minute 00 second West, along the Northeast line of said Dallas Power & Light Company tract, a distance of 424.38 feet to a point for corner, said corner being the South corner of Lot 14, Block 2/6113, of said Mesquite Heights Addition;

THENCE North 59 degrees 56 minutes 59 seconds East, along the Southeast line of said Lot 14, a distance of 162.12 feet to a point for corner, said corner being the East corner of said Lot 14, same being the Northwest right–of–way line of X–Ray Street (a 60 foot right–of–way) recorded in Volume 71046, Page 2467, Deed Records, Dallas County, Texas;

THENCE South 30 degrees 02 minutes 59 seconds East, along the Northwest right–of–way line of said X–Ray Street, a distance of 15.00 feet to a point for corner, said corner being the South corner of said X–Ray Street;

THENCE North 59 degrees 56 minutes 50 seconds East, along the Southeast right–of–way line of said X–Ray Street, a distance of 60.00 feet to a point for corner, said corner being the East corner of said X–Ray Street, same being the South corner of said Lot 37;

THENCE North 30 degrees 02 minutes 59 seconds West, along the Northeast right–of–way line of said X–Ray Street, a distance of 195.00 feet to a point for corner, said corner being in the intersection of the Northeast right–of–way line of said X–Ray Street and the Southeast right–of–way line of Mesquite Lane (a 60 foot right–of–way) recorded in Volume 71046, Page 2467, Deed Records, Dallas County, Texas;

THENCE North 59 degrees 56 minutes 59 seconds East, along the Southeast right–of–way line of said Mesquite Lane, a distance of 1062.00 feet to a point for corner, said corner being in the intersection the Southeast right–of–way line of said Mesquite Lane and the Southwest right–of–way line of Turnout Lane (a 60 foot right–of–way) recorded in Volume 71046, Page 2467, Deed Records, Dallas County, Texas;

THENCE South 30 degrees 02 minutes 59 seconds East, along the Southwest right–of–way line of said Turnout Lane, a distance of 375.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of the remainder of a tract of land conveyed to Octavio Mendoza Beiza and Graciela Sarahi Rojas Gonzalez, by deed recorded in Instrument No. 202300108714, Official Public Records, Dallas County, Texas;

THENCE along the North, Wests and South line of said Beiza / Gonzalez tract the courses and distance as follows:

South 59 degrees 57 minutes 13 seconds West, a distance of 204.13 feet to a point for corner, said corner being in a non–tangent curve to the right, having a radius of 249.95, a delta of 08 degrees 55 minutes 44 seconds, a chord bearing and distance of South 38 degrees 17 minutes 16 seconds East, 38.91 feet;

Along said curve to the right an arc length of 38.95 feet to a point for corner;

South 30 degrees 02 minutes 59 seconds East, a distance of 4.59 feet to a point for corner;

THENCE North 59 degrees 57 minutes 01 seconds East, along the South line of said Beiza / Gonzalez tract, a distance of 198.55 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Southeast corner of said Beiza / Gonzalez tract, same being along the Southwest line of said Turnout Lane;

THENCE South 30 degrees 02 minutes 59 seconds East, along the Southwest line of said Turnout Lane, a distance of 170.00 feet to a point for corner, said corner being in the intersection of the Southwest right–of–way line of said Turnout Lane and the Northwest line of said West Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the Northwest right–of–way line of said West Camp Wisdom Road, a distance of 1284.59 feet to the POINT OF BEGINNING and containing 716,189.03 square feet and or 16.44 acres of land.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C2R BUFFALO SPEEDWAY, LLC, a Texas limited liability company, acting by and through its duly authorized agent Brady Crosswell, does hereby adopt this plat, designating the herein described property as **MOUNTAIN CREEK CROSSING ADDITION** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

C2R BUFFALO SPEEDWAY LLC (Owner)

BY: _____
Brady Crosswell (Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brady Crosswell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dalles Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentalation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 20____.

RELEASED FOR REVIEW 07/21/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for Dallas County, Texas.

LIEN HOLDERS SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner’s Certificate and agrees to subordinate its interests to the provisions of the Owner’s Dedication.

LIEN HOLDER:
FirstBank Southwest

By: _____
Name: Matt Murray
Title: Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Matt Murray, as Senior Vice President, of FirstBank Southwest, a Texas Corporation, on behalf of the Corporation.

Notary Public in and for Dallas County, Texas.

BOUNDARY AND LOT LINE AND CURVE TABLE					
LINE	BEARING	DISTANCE			
L1	S 30°02'59" E	15.00'			
L2	N 59°56'50" E	60.00'			
L3	S 30°02'59" E	4.59'			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.95'	249.95'	8°55'44"	N 38°17'16" W	38.91'
C2	337.24'	249.95'	77°18'13"	S 81°24'15" E	312.24'

EASEMENT LINE AND CURVE TABLE					
LINE	BEARING	DISTANCE			
L1	N 50°57'38" E	60.81'			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	282.64'	282.50'	53°18'30"	S 86°35'41" W	253.46'
C2	305.27'	232.50'	75°13'45"	S 82°26'11" E	283.81'
C3	42.99'	184.54'	13°20'55"	S 38°08'51" E	42.90'
C4	41.81'	60.00'	39°55'22"	S 51°26'05" E	40.97'
C5	8.35'	10.00'	47°40'23"	S 47°22'34" E	8.08'
C6	41.93'	49.54'	51°37'13"	S 45°35'09" E	40.53'
C7	77.34'	96.54'	45°53'54"	S 48°26'49" E	75.29'

GENERAL NOTES

- 1) BEARINGS ARE BASED ON PLAT RECORDED IN VOL. 71046, PG. 2467, M.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF 41 FULL LOTS, THE PORTION OF 1 LOT AND ALL OF 1 ROAD AND THE PORTION OF 1 ROAD FOR DEVELOPMENT, AND THE ABANDON BUILDING LINES AND EASEMENTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAYING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER: C2R BUFFALO
SPEEDWAY, LLC, A TEXAS
LIMITED LIABILITY COMPANY
MANAGER: BRADY CROSSWELL
2000 BEARING DRI, SUITE 650
HOUSTON, HARRIS COUNTY TEXAS 77057
PHONE: (713) 304–5722
EMAIL: BCROSSWELL@C2RCAPITAL.COM



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PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, _____, Chairperson or
I, _____, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of
Texas, hereby certify that the attached plat was duly filed
for approval with the City Plan Commission of the City of
Dallas on the _____ day of _____ A.D.
20____ and same was duly approved on the
_____ day of _____ A.D. 20____ by
said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____

Secretary

SHEET 2 OF 2
PRELIMINARY PLAT
MOUNTAIN CREEK CROSSING ADDITION
LOTS 1R & 21R, BLOCK C/6958
BEING A REPLAT OF ALL OF LOTS 1–19, 21–37, A
PORTION OF LOT 20, BLOCK 1/6113 & ALL OF LOTS
15–19, BLOCK 2/6113 MESQUITE HEIGHTS ADDITION
VOL. 71046, PG. 2467 (D.R.D.C.T.)
ALL OF CAMP WISDOM COURT ABANDON BY ORDINANCE
NO. 19729 AND A PORTION OF X–RAY LANE ABANDON
BY ORDINANCE NO. 33325 TRACT OF LAND SITUATED IN
J. A. HUESER SURVEY, ABSTRACT NO. 642
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT–26–000178
ENGINEERING NUMBER DP_____