

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING all of Lot 1, Block A of the Derrick Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 20, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed recorded in Volume 2047, Page 312, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the most northerly corner of Lot 1, same being the most easterly corner of Lot 2B, and being in the southwesterly line of White Hills Drive;

THENCE S 44 deg. 26 min. 45 sec. E a distance of 273.00 feet to a 5/8" iron rod set for corner at the most easterly corner of said Lot 1, same being in the southwesterly line of said White Hills Drive, and also being in the northerly line the Interstate Highway No. 30 Service Road;

THENCE S 71 deg. 54 min. 20 sec. W a distance of 167.39 feet to a 1/2 inch iron rod found for corner at the most southerly corner of Lot 1, same being the most easterly corner of Lot 2A, and also being in the northerly line of said Interstate Highway No. 30 Service Road;

THENCE N 44 deg. 26 min. 45 sec. W a distance of 198.70 feet to a 1/2 inch iron rod found for corner at the most westerly corner of Lot 1, same being in the northeasterly line of Lot 2A, and also being in the southeasterly line of Lot 2B;

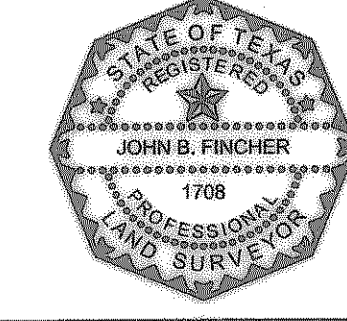
THENCE N 45 deg. 33 min. 30 sec. E a distance of 150.00 feet to the POINT OF BEGINNING, and containing a computed area of 0.812 acres (35,377 SQ. FT.) of land, more or less.

TO: USRP FUNDING 2001-A, L.P., a Delaware limited partnership
LAWYERS TITLE INSURANCE CORPORATION
CHAIKEN LEGAL GROUP, PC
MAYS & CO. REAL ESTATE DEVELOPMENT, LLC
COLONIAL BANK, N.A., ITS SUCCESSOR AND ASSIGNS
ROCKMALL-BF, L.P., A TEXAS LIMITED PARTNERSHIP
BFS AND COMMERCIAL OPERATIONS, LLC
LANDAMERICA NATIONAL COMMERCIAL SERVICES

I, John B. Fincher, Registered Professional Land Surveyor No. 1708, do hereby state that the survey map herein, depicts and describes the results of an actual on the ground survey made on the 23rd day of October, 2007 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

John B. Fincher, R.P.L.S.
Texas Registration No. 1708
Date: October 23, 2007
FORESIGHT LAND SERVICES, LLC.
PO Box 488
202 Lee Street
Terrell, Texas 75160
Phone (972) 563-7711
Fax (972) 563-7713



FLOOD NOTE

According to the Community Panel No. 480547 005C, dated June 16, 1992 of the Federal Emergency Management Agency, Flood Insurance Rate Map, this property is within Flood Zone X.

Zone X = Areas determined to be outside the 500-year floodplain.

If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TITLE NOTES:

ARE AS SHOWN ON THE SURVEY

d. Easement created in instrument executed by ABJ Corporation to the CITY OF ROCKWALL for drainage, dated May 20, 1977, filed July 28, 1977, recorded in Volume 128, Page 687, Deed Records, ROCKWALL County, Texas, shown as drainage easement ten (10') feet in width across the Northwest portion of subject property, according to the plat recorded in Cabinet B, Slide 20, Plat Records, ROCKWALL County, Texas.

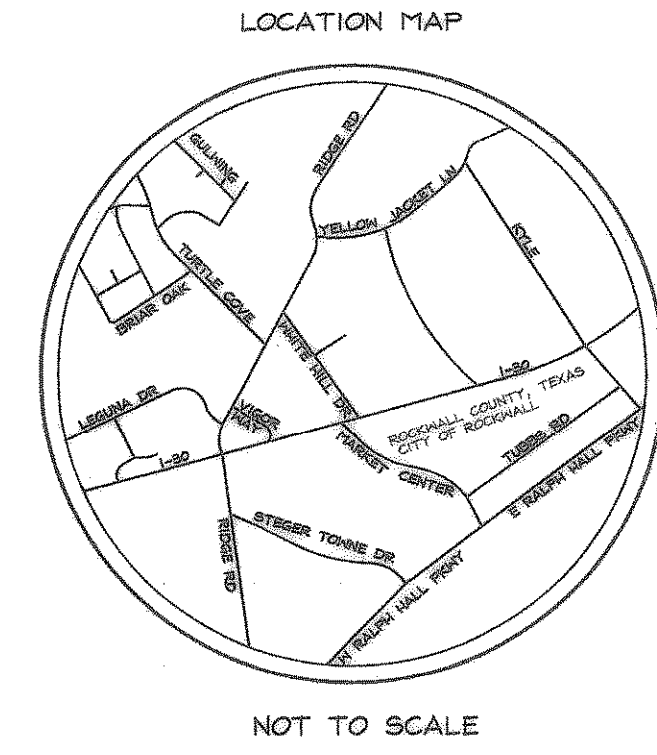
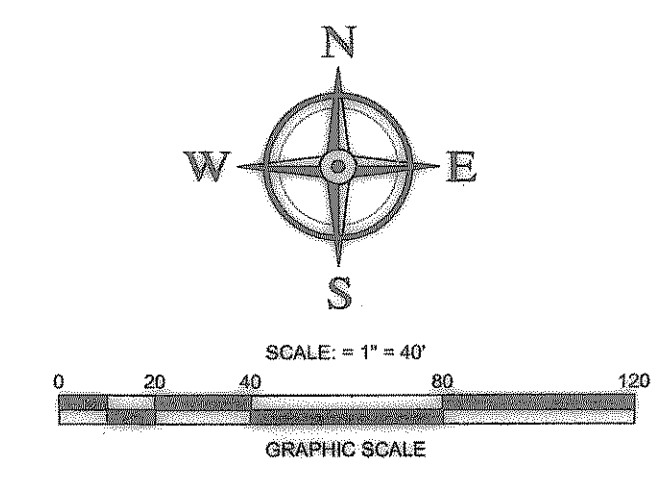
e. The following, all according to plat recorded in Cabinet B, Slide 20, of the Plat Records of ROCKWALL County, Texas:

- 15 foot utility easement along the South property line(s).
- Fifteen (15) foot building line along the South property line(s).
- Ten (10) foot building line along the Northeast property line(s).

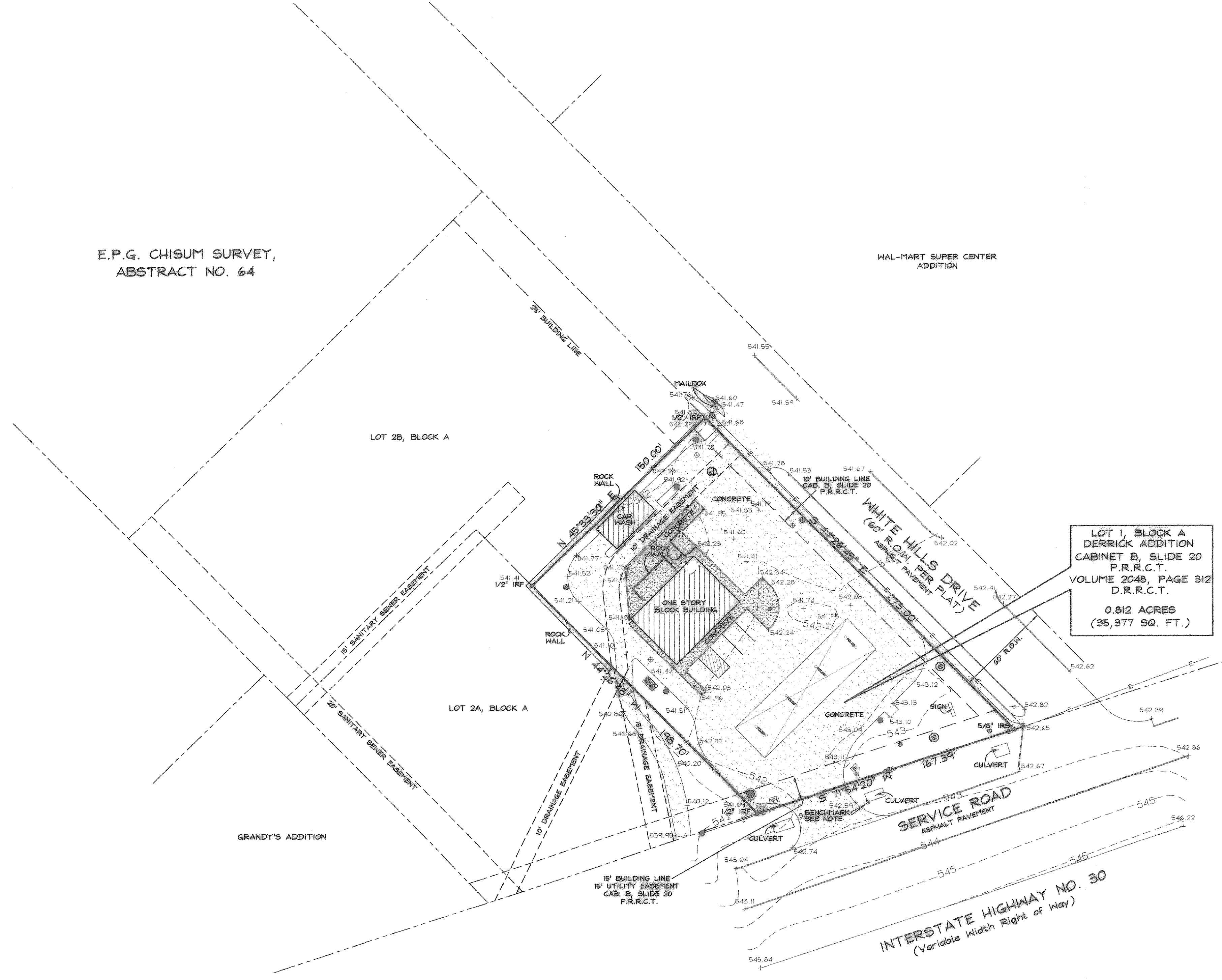
SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of Bearing (N 45 deg. 33 min. 30 sec. E) northwesterly line of Lot 1, Block A as recorded in Cabinet B, Slide 20 P.R.R.C.T.
- 3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

LAWYERS TITLE INSURANCE CORPORATION
GF. NO. 07-003748
Effective Date: October 8, 2007
Issued: October 19, 2007



E.P.G. CHISUM SURVEY,
ABSTRACT NO. 64



LOT 1, BLOCK A
DERRICK ADDITION
CABINET B, SLIDE 20
P.R.R.C.T.
VOLUME 2048, PAGE 312
D.R.R.C.T.

0.812 ACRES
(35,377 SQ. FT.)

BENCHMARK: "X" CUT ON SOUTHWEST TOP CORNER OF CULVERT LOCATED APPROX. 68.6' EAST OF THE SOUTHWEST CORNER OF SUBJECT TRACT.

ZONING:
The Zoning for this tract of land is "C"- Commercial.

- LEGEND**
- ▲ "CH" = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - IRS = 5/8" IRON ROD SET
 - "STAMPED FORESIGHT"
 - ⊕ WM = WATER METER
 - ⊕ MV = WATER VALVE
 - ⊕ FH = FIRE HYDRANT
 - ⊕ TP = TELEPHONE PEDISTAL
 - ⊕ PP = POWER POLE
 - GN = GUY WIRE
 - LP = LIGHT POLE
 - E — OVERHEAD ELECTRIC
 - ⊕ SSMH = SANITARY SEWER MANHOLE
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

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FORESIGHT Land Services, LLC
 BOUNDARY SURVEY
 BEING LOT 1, BLOCK A, DERRICK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 DEED INFO.
 DERRICK ADDITION
 CABINET B, SLIDE 20
 P.R.R.C.T.
 WHITE HILLS DRIVE @ 1-30
 ROCKWALL, TEXAS
 FORESIGHT LAND SERVICES, LLC 202 LEE STREET, TERRELL, TEXAS 75160 972-563-7711 FAX: 972-563-7713
 REVISION: 12/07/07
 SCALE: 1" = 40'
 DATE: 02/28/07
 APPROVED BY: JBF
 DRAWN BY: BDF
 CHECKED BY: JBF
 PROJECT NO: 07-003748
 SHEET
 1
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