

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

4-22-08

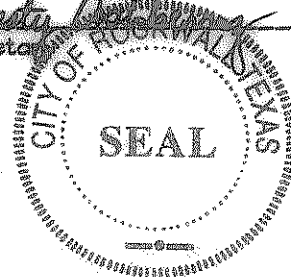
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 22nd day of April, 2008.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 22nd day of April, 2008. Mayor, City of Rockwall; City Engineer



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John B. Fincher, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Signature of Registered Public Land Surveyor Registration No. 1708



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, USRP Funding 2001-A, LP, a Delaware limited partnership is the Owner of a tract of land situated in the E.P.G. CHISUM Survey, Abstract No. 64, Rockwall County, Texas and being more particularly described as follows:

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 northwesterly 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 in the 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 northwesterly 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the DERRICK ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the DERRICK ADDITION subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified registrations to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

USRP Funding 2001-A, LP, a Delaware limited partnership BY: USRP (SFGP), LLC, a Delaware limited liability company, as general partnership

Name: Dale van Gelder

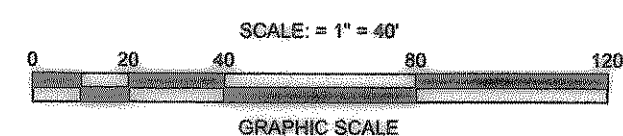
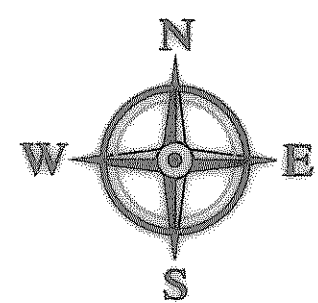
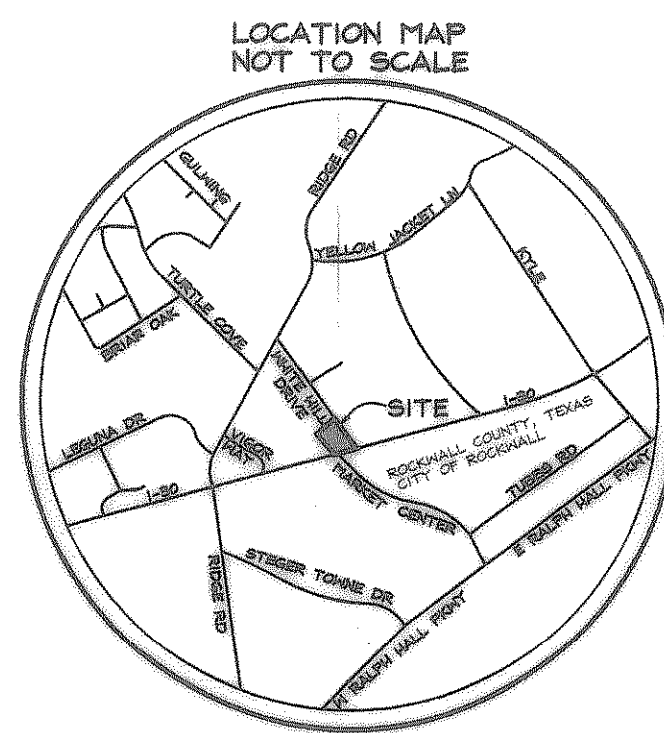
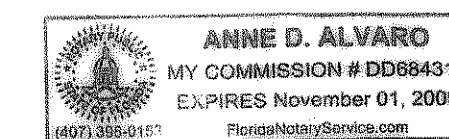
Its: Authorized Signatory

STATE OF FLORIDA COUNTY OF ORANGE

Before me, the undersigned authority, on this day personally appeared Dale van Gelder known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this 18th day of April, 2008

Notary Public in and for the State of Florida My Commission Expires:



LEGEND
\*CM\* = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET
\*STAMPED FORESIGHT\*
R.R.R.C.T. = REAL RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

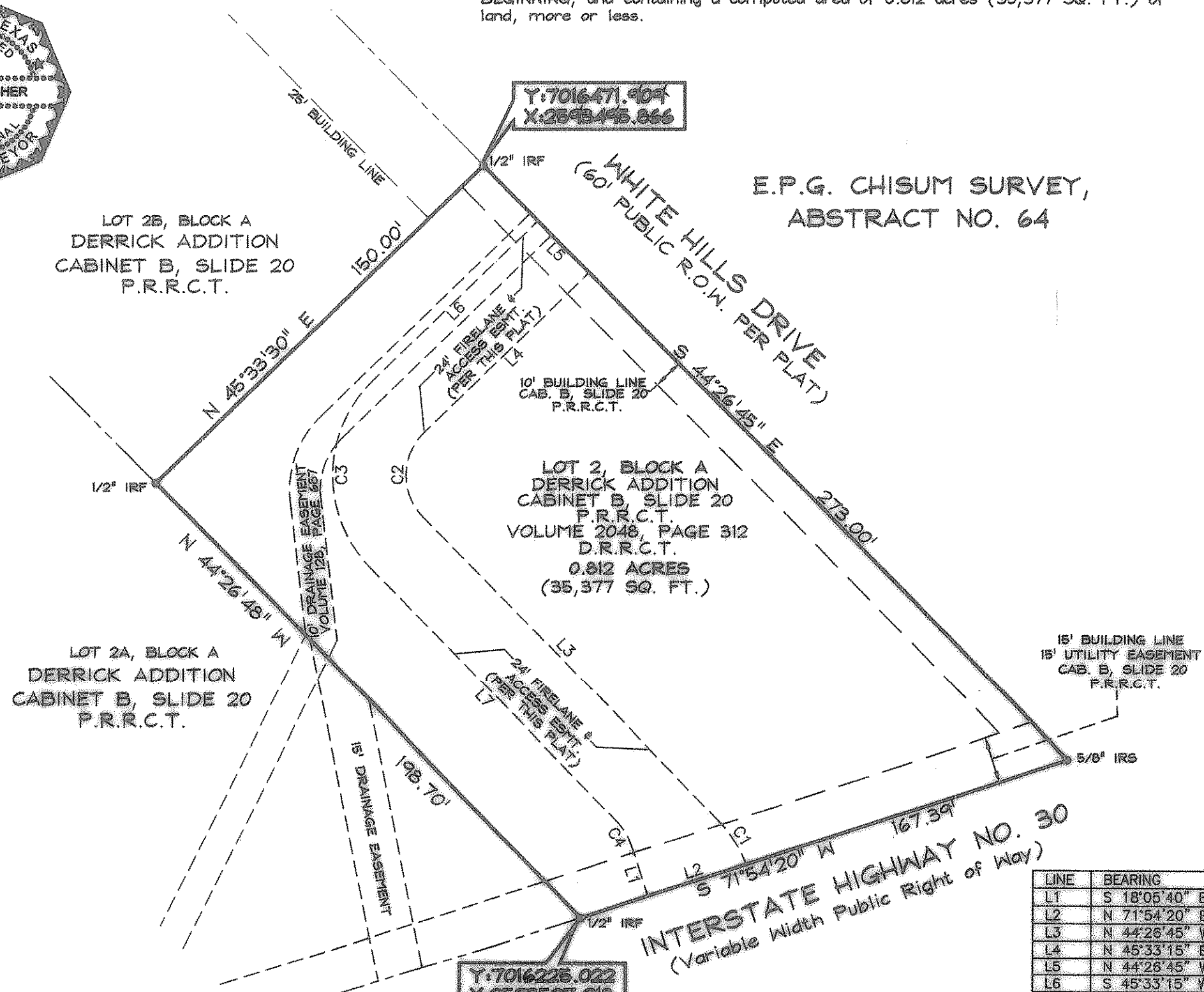


Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains data for curves C1 through C4.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1 through L7.

OWNER: USRP FUNDING 2001-A, LP C/O GE CAPITAL SOLUTIONS 450 SOUTH ORANGE AVENUE 10TH FLOOR ORANGE, FLORIDA 32801

SURVEYOR: FORESIGHT LAND SERVICES, LLC. 202 LEE AVENUE TERRELL, TEXAS 75160 KAUFMAN COUNTY, TEXAS



SUBDIVISION REPLAT OF LOT 1, BLOCK A to LOT 2, BLOCK A of the DERRICK ADDITION

A 0.812 ACRES ACRE TRACT OF LAND CONVEYED TO USRP FUNDING 2001-A, LP, A DELAWARE LIMITED PARTNERSHIP DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 2048, PAGES 1, RECORDED IN THE REAL RECORDS OF ROCKWALL COUNTY, TEXAS, BEING OUT OF THE E.P.G. CHISUM SURVEY, ABSTRACT NUMBER 64, IN ROCKWALL COUNTY, TEXAS.