


LEGAL DESCRIPTION

STATE OF TEXAS |
COUNTY OF DALLAS |

UNIVEST-COPPELL VILLAGE INC., TRUSTEE. 

Whereas ~~Univest Corp.~~ and Minyard Properties, Inc. are the owners of a tract of land located in the Edward A. Crow Survey, Abstract No. 301, City of Coppell, Dallas County, Texas and being part of the "FIRST TRACT" in a deed recorded in Volume 79018, Page 1964 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod in the south line of Sandy Lake Road (60' R.O.W.) at the most northerly southeast corner of a 5.39 acre tract described in a deed from Audrey W. Tweed, et. vir, to the County of Dallas, for widening Denton Tap Road, dated July 9, 1955 and filed December 6, 1955 in the Deed Records of Dallas County, Texas; said iron rod being the most northerly northwest corner of said "FIRST TRACT";

THENCE S 89° 47' 18" E, 550.01 feet along the south line of Sandy Lake Road, to an iron rod at the northwest corner of a 1.00 acre tract of land conveyed by deed recorded in Volume 2109, Page 273 of the Deed Records of Dallas County, Texas;

THENCE S 00° 09' 21" W, 208.70 feet along the west line of said 1.00 acre tract to a 3/4 inch pipe;

THENCE S 00° 37' 45" W, 440.12 feet to an iron rod;

THENCE N 89° 23' 00" W, 570.44 feet to a 3/4 inch pipe in the east line of Denton Tap Road for the most westerly northwest corner of a tract of land conveyed by deed recorded in Bolume 79060, Page 2468 of the Deed Records of Dallas County, Texas;

THENCE N 02° 09' 05" W, 595.33 feet along the east line of Denton Tap Road, to an iron rod;

THENCE N 44° 03' 11" E, 69.25 feet to the POINT OF BEGINNING and Containing 8.6691 acres or 377,626 square feet of land, more or less.