

OCT 15 2021

NOTICE OF TRUSTEE'S FORECLOSURE & PUBLIC SALE
Panola County, Texas

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
B. McDonald
DEPUTY

By Deed of Trust executed by Jo Ann Nutt, President of Little "Nutt" corporation, Jo Ann Nutt, Individually, and Grady Heath Nutt, Individually (therein and herein called "Grantors", whether one or more) to Jim Jordan, as Trustee (the "Trustee"), filed for record in Volume 2089, Page 596 et seq., Official Public Records of Panola County, Texas, the following described property situated in Panola County, Texas, more particularly described as follows:

All those certain lots, tracts or parcels of land situated in Panola County, Texas, which are more particularly described on Exhibit "A" and incorporated herein for all pertinent purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the mortgaged property to satisfy said indebtedness.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of December, 2021, at 10:00 o'clock a. m., or within three (3) hours thereafter, I will sell for cash the mortgaged property, or any interest or estate in the mortgaged property together or in lots or parcels, as the undersigned shall deem expedient, at the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted, (or at such other location as may be designated by the County Commissioners of Panola County after sending of this notice and before the time of sale) to the highest bidder.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

WITNESS my hand this the 14 day of October, 2021.

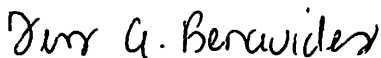


Jim Jordan, Trustee

STATE OF TEXAS ()

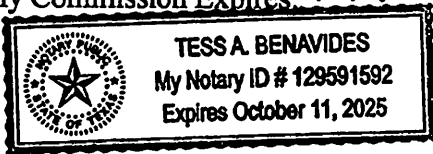
COUNTY OF RUSK ()

This instrument was acknowledged before me on this 14 day of October, 2021, by Jim Jordan.



Notary Public, State of Texas

My Commission Expires: 10-11-25



Tract 1:

Being 0.492 acres of land, more or less, a part of the SAMUEL DUNCAN SURVEY A-158, Panola County, Texas, and being the land described in the deed from Richard O. Page to Julia Margarita Page, dated October 24, 2002, recorded in Vol. 1166, Page 143, Official Public Records, Panola County, Texas, and being a part of that certain tract of land called 1.5 acres and 0.226 acre, described in the deed from Dan Oulloy and wife, Louise Oulloy, to Arthur Pierce, dated December 30, 1974, recorded in Vol. 579, Page 65, Deed Records, Panola County, Texas, and being described by metes and bounds as follows, to-wit:

Beginning at the most southerly corner of the above mentioned tract of land called 1.5 acres and 0.226 acre, the point of intersection of the N.E. right-of-way of Texas State Hwy. No. 149 and the centerline of County Road No. 202;

THENCE N. 49 deg. 23 min. E. with the centerline of County Road 202 a distance of 140.6 ft. to a point from which an iron pipe set for reference corner bears N. 46 deg. 30 min. W. at 20.7 ft.

THENCE N. 46 deg. 30 min. W. a distance of 160.1 ft. to an iron pipe set for a corner;

THENCE S. 47 deg. 08 min. W. a distance of 132.8 ft. to an iron pipe set for a corner on the N.E. right-of-way line of Texas State Hwy. No. 149;

THENCE S. 43 deg. 46 min. E. with the old N.E. right-of-way line of Texas State Hwy. 149 a distance of 154.2 ft. to the POINT OF BEGINNING, containing 0.492 acres of land, more or less.

Tract 21

All that certain 3.186 acre tract of land; a part of the LEWIS SANCHEZ Survey, Abstract No. 602, and also a part of the EDWARD STREAS Survey, Abstract No. 629, Panola County, Texas, and being that same tract of land comprised of six individual tracts described in a deed from Valdon Gay French, attorney-in-fact for Weldon French and Viola French, to Margaret Golden and husband, Nelson Golden, dated November 13, 1901, and recorded in Volume 709, Page 398, of the Deed Records of Panola County, Texas, and the said 3.186 acre subject tract is more particularly described as follows:

BEGINNING at the Southeast corner of the subject tract, a 1/2 inch iron pipe set at a fence corner for a corner and Point of Beginning on the North Right-of-Way line of U. S. Hwy. No. 79, said Point of Beginning is also the Southwest corner of Allison's Chapel Methodist Church Lot;

TRENCH North 89° 14' 27" West with said Hwy. Right-of-Way a distance of 390.09 feet to a concrete monument found at a Point of Curvature;

TRENCH in a Southwesterly direction along a curve to the

left a distance of 175.31 feet to a Point of Tangency (said curve has a central angle of 1° 46' 06", a radius of 8789.65 feet, and a long chord which bears South 89° 53' 28" West a distance of 175.30 feet);

THENCE South 89° 00' 11" West with said Hwy. Right-of-Way a distance of 285.13 feet to a concrete monument found for a corner on the East Right-of-Way line of Farm-to-Market Road No. 124;

THENCE North 18° 51' 45" East with said Farm Road Right-of-Way a distance of 60.00 feet to a 1/2 inch iron pipe set for a corner;

THENCE North 42° 09' 58" East with said Farm Road Right-of-Way a distance of 86.09 feet to a Point of Curvature

THENCE in a northeasterly direction along a curve to the left a distance of 49.12 feet to a 1/2 inch iron pipe set for a corner (said curve has a central angle of 1° 26' 36", a radius of 1980.08 feet, and a long chord which bears North 41° 20' 40" East a distance of 49.12 feet) from which a 20" Sycamore marked "X" bears N 53° 34' W at 79.5', and a chain link fence corner bears S 37° 46' W at 16.4';

THENCE South 75° 55' 31" East, at 86.97 feet pass an old stake found for a point on line, and continuing on for a total distance of 117.84 feet to a one-inch iron rod found for a corner from which a 12" Chinberry marked "X" bears N 7° 15' W at 21.3' and a 10" Hackberry also marked "X" bears N. 83° 39' E at 37.9';

THENCE North 3° 35' 27" East a distance of 100.49 feet to a one-inch iron rod found for a corner from which a 35" Oak marked "X" bears S 77° 54' W at 43.1' and a 16" Hackberry also marked "X" bears N 12° 45' W at 7.3';

THENCE South 81° 54' 56" East along and with a fence along the south boundary line of the Hugh Browning estate described in a deed from J. B. Powers, et ux, to Hugh and L.P. Browning, dated March 29, 1941, recorded in Vol. 136, Page 830 of the said Deed Records, a distance of 829.17 feet to a 1/2-inch iron pipe set for a corner at an old fence corner;

THENCE South 0° 31' 59" West along and with the fence a distance of 139.14 feet to the Point of Beginning, and containing a total area of 3.186 acres, of which approximately 1.1 acres are contained by the LUIS SANCHEZ Survey and approximately 2.1 acres contained by the EDWARD SWERT Survey.

Tract 3:

PARCEL ONE:

All that certain 0.603 acre tract, more or less, in the GEORGE GOODWIN SURVEY, Abstract No. 224, Panola County, Texas; being out of and a part of a called 2.00 acres tract conveyed by Mrs. Lawson English et al to J. B. Hunt and wife, Maurice Hunt by deed dated April 28, 1958, and recorded in Volume 476, Page 580 of the Deed Records of Panola County, Texas; said 0.603 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the southeast corner of the herein described 0.603 acre tract; said point being on the south line of said 2.00 acres tract and the north line of a called 1-1/2 acres tract conveyed by Mrs. Lawson English et al to Otto Stewart by deed dated September 26, 1955, and recorded in Volume 378, Page 565 of the Deed Records of Panola County, Texas; said point being on the west right-of-way, (R.O.W.) of Farm-to-Market, (F.M.) Road 699, having a 70 feet wide R.O.W.; from said beginning point a 4" x 4" concrete monument bears North 70 degrees 02 minutes 25 seconds East for a distance of 2.23 feet;

THENCE South 69 degrees 04 minutes 30 seconds West for a distance of 298.00 feet to a 1/2" iron rod set for the southwest corner of the herein described 0.603 acre tract; said point being on the south line of said 2.00 acres tract and marking the northwest corner of a tract conveyed by M. Christine Stewart to John Kozlowski and wife, Elizabeth Kozlowski by deed dated June 3, 1976, and recorded in Volume 601, Page 386 of the Deed Records of Panola County, Texas; said point being on the southeast R.O.W. of U.S. Highway 59 Loop, having a 115 wide R.O.W.;

THENCE North 42 degrees 08 minutes 00 seconds East, along the southeast R.O.W. of U.S. Highway 59 Loop, for a distance of 282.09 feet to a found 4" x 4" concrete monument marking the most northerly corner of the herein described 0.603 acre tract;

THENCE South 72 degrees 26 minutes 34 seconds East, along the south R.O.W. line of U.S. Highway 59 Loop, for a distance of 139.16 feet to a 1/2" iron rod set for the northeast corner of the herein described 0.603 acre tract; said point being on the west R.O.W. of FM Road 699; from said point a 1-1/2" iron pipe found for reference bears South 33 degrees 37 minutes 20 seconds East for a distance of 5.42 feet;

THENCE with the west R.O.W. line of FM 699 along a curve to the right having a radius of 2829.79 feet and an arc length of 10.03 feet, being subtended by a chord of South 17 degrees 47 minutes 13 seconds East for a distance of 10.88 feet to the PLACE OF BEGINNING containing in area 0.603 acres of land, more or less.

PARCEL TWO:

First Tract: All that certain tract or parcel of land being an irregular tract, approximately five (5) acres, more or less, of the GEORGE GOODWIN SURVEY, Abstract No. 224, Panola County, Texas, a part of the land known as the "old brick yard" tract and being a part of that certain 7-3/4 acres tract conveyed to L. E. Van Sandt by Jasper Collins, Jr., et al, by deed dated October 8, 1945, recorded in Volume 209, Page 77, Deed Records, Panola County, Texas, and being described by metes and bounds as follows:

BEGINNING at an iron stake that stands South 61 deg. West 59.8 ft. and then South 24 deg. 45' East 83.7 ft. from the Northwest corner of the said L. E. Van Sandt 7-3/4 acres tract and the Southeast corner of the tract sold to Panola County, Texas, for a dipping vat;

THENCE South 24 deg. 45' East 268.5 ft. with the West side of the road to an iron stake for corner;

THENCE South 65 deg. West at 150 ft., the centerline of the spur track, and at 158.5 ft., an iron stake for corner;

THENCE in a Northerly direction parallel with the centerline of the spur track and at a distance of 8-1/2 ft. West of same, 300 ft. to an iron stake for the Northwest corner of this tract;

THENCE North 79 deg. 50' East at 8-1/2 ft., the center line of the spur track, and at 128.5 ft. the PLACE OF BEGINNING.

Second Tract: All that certain 25-5/8th acres of land, more or less, a part of the W. D. THOMPSON SURVEY, Abstract No. 672, Panola County, Texas, and being located on the waters of Huggs Bayou, about 2 miles Northeast from Carthage, Texas, and further described as follows:

BEGINNING on the George Goodwin League Line at the S. W. corner of F. N. and S. E. Smith tract;

THENCE in a Northwesterly direction, 76 rods to the N. W. corner of said 35-5/8th acres tract;
 THENCE East 75 rods to the East line of F. N. and S. E. Smith tract, and N. E. corner of said 35-5/8th acres tract;
 THENCE in a Southeasterly direction, 76 rods to the N. E. line of George Goodwin League and the S. E. corner of
 the 35-5/8th acres tract;
 THENCE in a Westerly direction with George Goodwin League Line, 75 rods to the PLACE OF BEGINNING,
 and containing 35-5/8ths acres of land, more or less.

Third Tract: All that contain 1-1/8 acres of land, more or less, a part of the W. D. THOMPSON SURVEY,
 Abstract No. 672, Panola County, Texas, and being a part of the land formerly owned by J. E. Smith, described as
 follows:
 BEGINNING at a stake in the S. W. corner of the said J. E. Smith land and running in an Easterly direction with
 the public road to the East line of the said J. E. Smith land, and containing about 1-1/8th acres of land, more or
 less, and same being the land on the South side of the public road from Carlings to Cash Black's, formerly owned
 by J. E. Smith.

Fourth Tract: All that contain 60 acres of land, more or less, a part of the W. D. THOMPSON SURVEY,
 Abstract No. 672, Panola County, Texas, and being more fully described as follows:
 BEGINNING at the S. E. corner of the J. T. Barnett homestead on the N. N. line of George Goodwin Headright, a
 pine mkd. T.S.;
 THENCE N. 20 W. 618 yrs., a stake;
 THENCE N. 70 E. 552 yrs., a stake, red oak brs. N. 85 E. 6 yrs., red oak N. 10 W. 8 yrs., each mkd. X;
 THENCE S. 20 E. 612 yrs., a stake on the George Goodwin N. B. line, a red oak N. 3 E. 10 yrs., each mkd. X;
 THENCE S. 80 W. 552 yrs. to the PLACE OF BEGINNING, and containing 60 acres of land, more or less, LESS
 AND EXCEPT a one (1) acre tract, more or less, as described in Warranty Deed dated September 29, 1962, from
 H. L. Hampton to Donald Simmons as recorded in Volume 454, Page 101 of the Deed Records of Panola County,
 Texas, record references to which is herein made for further description and for all intents and purposes.

The above described 35-5/8ths acres tract, 1-1/8 acres tract and the 60 acres tract being the same lands conveyed
 by Mrs. Edna Wooten and husband, W. T. Wooten, to J. R. Hopkins, by deed dated March 9, 1943, and recorded in
 Volume 144, Page 611 of the Deed Records of Panola County, Texas.

Fifth Tract: All that contain 65 acres of land, more or less, a part of the W. D. THOMPSON SURVEY, Abstract
 No. 672, Panola County, Texas, and being originally a tract of 100 acres, more or less, described as follows:
 BEGINNING on the N. B. line of the George Goodwin Survey, 1113 yrs. S. 80 W. from the N. E. corner of the
 George Goodwin Survey and to the S. B. line of the W. D. Thompson Survey, from which a pine brs. N. 65 W. 6
 yrs., a red oak brs. W. 6 yrs., mkd. F.S.;
 THENCE S. 80 W. with the N. B. line of the George Goodwin Survey, 469 yrs. to Parker's S. E. corner;
 THENCE N. 20 W. 1177 yrs., another corner of Parker's, a pine brs. S. 30 E. 6 yrs. mkd. W. D. and H.;
 THENCE N. 70 E. at 215 yrs., pass Kendall Rogusmar's S. W. corner and at 463 yrs., a stake in his S. B. line, a
 pine brs. N. 42 E. 6 yrs. mkd. F.N.;
 THENCE S. 20 E. 1263 yrs. to the PLACE OF BEGINNING, and containing 100 acres of land, more or less,
 SAVE AND EXCEPT, however, a tract of 35 acres, more or less, sold off the South side of said 100 acres tract,
 which said 35 acres is described as follows:
 BEGINNING at the S. W. corner of the abovementioned 100 acres tract on the N. B. line of the George Goodwin
 Survey;
 THENCE N. 20 W. 76 rods, a stake in the W. B. line of said 100 acres tract;
 THENCE N. 80 E. 75 rods to the E. line of the 100 acres tract;
 THENCE S. 20 E. 76 rods to the S. line of the W. D. Thompson Survey;
 THENCE S. 80 W. 75 rods to the PLACE OF BEGINNING, and containing 35 acres of land, more or less;

The above described 65 acres tract being the same land conveyed by Mrs. Stella Smith et al to J. R. Hopkins by
 deed dated June 25, 1947, recorded in Volume 246, Page 383 of the Deed Records of Panola County, Texas.

And the above described 35-5/8ths acres tract, 1-1/8 acres tract, 60 acres tract and 65 acres tract being the same
 acres of land as described in Warranty Deed dated September 29, 1950, from J. R. Hopkins and wife, Mary L.
 Hopkins, to E. L. Hampton as recorded in Volume 302, Page 320, Deed Records of Panola County, Texas, record
 reference to which is herein made for further description of said land.

LESS AND EXCEPT: All that certain 57.435 acre tract of land, more or less, a part of the W. D. THOMPSON SURVEY, Abstract No. 672, Panola County, Texas, and being a part of that certain tract of land described in four areas in a deed from H. L. Hampton to Grady Nutt, Jr., dated March 1, 1966, recorded in Volume 485, Page 825 of the Deed Records of Panola County, Texas, and also being that certain tract of land described in a Deed of Trust from Car-Tex Transport and Vacuum Service, Inc. to Crawford Parker dated July 15, 1982, and recorded in Volume 170, at Page 801, Deed of Trust Records of Panola County, Texas; said 57.435 acre tract of land being more particularly described as follows:

BEGINNING at the Northwest corner of that certain tract of land called 65 acres and referred to as Fourth Tract described in the abovesaid deed to Grady Nutt, Jr., a fence corner for a corner and Point of Beginning; THENCE N. 70 deg. 52' E. with the fence along the North line of the said tract a distance of 1265.5 feet to a fence corner for the Northeast corner of the same; THENCE with the fence along the East line of the said tract and its projection, S. 18 deg. 49' E. 343.3 feet and S. 13 deg. E. 1401.2 feet to its intersection with the centerline of the county road through the said tract; THENCE with the centerline of the said county road (Honey Road), S. 51 deg. 06' W. 221.5 feet to a point of curvature, Southwesterly along a curve to the right a distance of 139.7 feet to a point of tangency (said curve having a central angle of 23 deg. 52' and a radius of 335.4 feet), S. 74 deg. 58' W. 779.7 feet to a point of curvature, and Southwesterly along a curve to the left a distance of 99.0 feet to its intersection with the West line of the said tract (said curve having a central angle of 15 deg. 11' and a radius of 373.4 feet); THENCE with the fence along the West line of said tract and its projection, N. 19 deg. 59' W. 1361.0 feet and N. 19 deg. 19' W. 625.7 feet to the POINT OF BEGINNING, containing 57.435 acres, more or less.

LESS AND EXCEPT all that certain lot, tract or parcel of land situated in the W. D. THOMPSON SURVEY, Abstract No. 672, Panola County, Texas, and being a part of that certain tract conveyed to Grady Nutt, Jr., as recorded in Volume 485, Page 825, Deed Records, Panola County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East R.O.W. of Highway 59 By-Pass and the South R.O.W. of County Road 301; THENCE S. 17 deg. 17' 00" E., along the East R.O.W. of Highway 59, 1,093.13 feet to a fence corner, N. 79 deg. 23' 29" E., 721.09 feet along a fence to this point of beginning and the S.W.C. of this described tract; THENCE N. 20 deg. 05' 15" W., along this most Westerly W.B.L., 25.00 feet to a 1/2" iron rod (set); THENCE N. 78 deg. 32' 35" E., 603.40 feet to a 1/2" iron rod (set); THENCE N. 20 deg. 05' 15" W., along this Easterly W.B.L., 580.02 feet to a 1/2" iron rod in a corner; THENCE N. 79 deg. 00' 19" E., along this most Southerly N.B.L., 1,064.74 feet to a 1/2" iron rod; THENCE N. 20 deg. 05' 38" W., along this most Northerly W.B.L., 600.00 feet to a 1/2" iron rod; THENCE N. 79 deg. 00' 19" E., along this most Northerly N.B.L., 650.00 feet to a 1/2" iron rod in a fence line for this N.B.C.; THENCE S. 20 deg. 05' 38" E., along a fence line for this E.B.L., 1,000.00 feet to a fence corner for this S.E.C.; THENCE S. 79 deg. 00' 19" W., along a fence line for this E.B.L., 1,714.80 feet and S. 76 deg. 32' 38" W., 603.40 feet to this POINT OF BEGINNING, containing 29.4903 acres, more or less.

LESS AND EXCEPT all that certain 60' wide easement, a part of the W. D. THOMPSON SURVEY, Abstract No. 672, Panola County, Texas, and being a part of that certain tract conveyed to Grady Nutt, Jr., by Volume 485, Page 825, Deed Records of Panola County, Texas, and said easement being described by centerline description as follows:

BEGINNING at the intersection of the East R.O.W. of Highway 59 By-Pass and the South R.O.W. of County Road 301; THENCE N. 66 deg. 58' 27" E., (bearing corner for this description), along the South R.O.W. of County Road 301, 2,338.38 feet to the centerline of proposed 60' easement and this point of beginning; THENCE S. 20 deg. 05' 38" E., along said centerline, 592.01 feet to the termination of said easement and being N. 79 deg. 00' 19" E., 30.00 feet from the most Westerly N.E.C. of a 29.2164 acre tract, containing 0.8032 acres, more or less, within easement.

LESS AND EXCEPT: Being 1.85 acres of land situated in the W. D. Thompson Survey, A-672, Panola County, Texas being part of a 60 acre tract of land (designated third tract) and part of a 65 acres tract of land (designated fourth tract) described in deed dated March 1, 1966, for H. L. Hampton to Coady Nunn, Jr., recorded in Vol. 483, Pg. 823, of the Deed Records of Panola County, Texas (DRPCT), and being more particularly described as follows:

BEGINNING at a 3/8" steel rebar set in the interior of the said 60 acres tract for the SE Corner of this tract, from which the SE Corner of the 60 acres tract, same being the SE Corner of the City of Carthage 29.4903 acre tract (Deed Reference: Vol. 1012, Pg. 316, Official Public Records, Panola County, Texas) bears S 62 deg. 52' 58" E, 1959.92 feet;

THENCE: S 51 deg. 16' 00" W, across the said 60 acre tract, at 172.3 feet passing the west line of the 60 acres tract and the east line of the said 65 acres tract, and continuing for a total distance of 274.22 feet, to a 3/8" steel rebar set in the interior of the 65 acres tract for the SW Corner of this tract, from which the SW Corner of the 60 acres tract, same being the SE Corner of the 65 acres tract bears S 24 deg. 13' 36" E, 1111.57 feet;

THENCE: N 33 deg. 32' 00" W, across the said 65 acres tract, at 265.53 feet passing a 3/8" steel rebar set for reference on the south side of County Road 301 (CR 301), and continuing for a total distance of 295.65 feet, to a point in the centerline of CR 301, same being the south line of the Car-Fox Transportation & Vacuum Service, Inc. 57.435 acre tract (Deed Reference: Vol. 722, Pg. 341, DRPCT) for the NW Corner of this tract;

THENCE: S 1 deg. 16' 00" E, with and along the said centerline of CR 301, at 179.2 feet passing the SE Corner of the said 57.435 acres tract in the east line of the said 65 acres tract and the west line of the said 60 acres tract, and continuing with said centerline for a total distance of 274.22 feet, to a point in the same for the NE corner of this tract, from which a 3/8" steel rebar set for reference on the south side of CR 301 bears S 33 deg. 32' 00" E, 30.12 feet;

THENCE: S 33 deg. 32' 00" E, across the said 60 acres tract, 393.65 feet, to the POINT OF BEGINNING and containing 1.85 acres of land;