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a point opposite the town of Ysleta; -

Thence south $37^{\circ} 20'$ east 4680 feet;

Thence south $37^{\circ} 12'$ east 5815 feet;

Thence south $29^{\circ} 30'$ east 355 feet;

Thence south $36^{\circ} 26'$ east parallel with the county road 3235 feet;

Thence south $38^{\circ} 0'$ east parallel with the county road 1086 feet;

Thence south $32^{\circ} 5'$ east parallel with the county road 285 feet;

Thence south $36^{\circ} 20'$ east parallel with the county road 18,235 feet;

Thence south $15^{\circ} 6'$ east 5285 feet;

Thence south $23^{\circ} 47'$ east 9550 feet;

Thence south $38^{\circ} 36'$ east 17,370 feet;

Thence south $48^{\circ} 13'$ east 10,680 feet;

Thence north $69^{\circ} 25'$ east 1035 feet;

Thence south $60^{\circ} 13'$ east 420 feet;

Thence south $36^{\circ} 14'$ east, parallel with the county road 5162 feet;

Thence south $34^{\circ} 24'$ east, parallel with the county road 4120 feet;

Thence south $35^{\circ} 35'$ west 720 feet, to a point on the bank of the Rio Grande, about one mile north of the town of Fabens, Texas; also the additional right of way claimed by the said vendor and situated easterly of the easterly end of said canal and desagua thereof, and which additional right of way is shown by deeds executed to the former owners of the canal under and through whom the said vendor claims title and which description is more fully shown by deeds now of record in the office of the Clerk of the County Court of El Paso County, Texas, to the record of which deeds for a more particular description reference is hereby made;

Also that additional land, right of way or easement, and all rights acquired by the Franklin Irrigation Company, and now owned and held by it, northwesterly of and above the properties herein before described, and situated between