

Utility Easement at Embarcadero					
		Lnad Area (Sq. ft.)	Price per sq. ft.	Webb County	Market (Additional 20%)
Lot Value	2025	534,137.08	\$ 7.58	\$ 3,900,000.00	\$ 9.10

Cost of Land per S.F.	\$ 9.10
Total Easement Area S.F.	33640.00
Value (Underground Use)	\$ 76,497.36