Medina County, Texas

AREA BEING RE-PLATTED (left diagram)

Basely Weber
abst. 1018

Sur. 218

Sur. 217

173 South Subdivision
Vol. 7, Pg. 170

Tract 1
8.431 Acres
Janet Lee Luce, Ind. Per. Rep. of the
Estate of Eddie Wayne Luce, Deceased to
Janet Lee Luce
Vol. 699, Pg. 578
October 31, 2007

N 89°27'04" E 1310.35'

S 00°04'53" E 101.33'

Tract 6C   3.500 ACRES

S 89°27'04" W 671.86'

S 82°07'33" W 572.55'

N 82°07'33" E 572.55'

N 89°27'04" E 671.86'

**Resubdivision Plat
173 South Subdivision
Vol. 3, Pg. 950**

Tract 6D
17.928 ACRES

Channel Easement

Remaining Portion of
21.426 Acres, More or Less
Andrew Echols, et al
to
Stephen P. Highsmith, et ux
Vol. 129, Pg. 551
July 25, 1990

State Hwy. 173

N 22°15'7" W 167.78'

N 22°15'7" W 691.42'

S 00°04'53" E 714.81'

19.500 Acres
Robin Lee Green
to
Angela Kay Bendele, et al
Instrument No. 2019008529
November 4, 2019

Joseph Meyer
abst. 677

S 89°26'39" W 976.94'

Tract 5
7.142 Acres — Exhibit A
Veterans Land Board of the State of Texas
to
Stephen P. Highsmith
Vol. 124, Pg. 350
May 11, 1990

173 South Subdivision
Vol. 7, Pg. 170

AREA BEING RE-PLATTED

Tracts 6C & 6D, 173 South Subdivision, Cabinet 3, Slide 950

Location Map — NTS

Location Map — NTS

FM Hwy. 2676
FM Hwy. 462
U.S. Hwy 90
Pvt. Rd. 4420
State Hwy. 173
SUBJECT PROPERTY

**RESUBDIVISION PLAT OF TRACTS 6C & 6D
173 SOUTH SUBDIVISION
CABINET 3, SLIDE 950
INTO TRACTS 6E & 6F
173 SOUTH SUBDIVISION**

SCALE: 1"=200'
BEARINGS RELATIVE TO
GEODETIC NORTH

RE-PLAT (right diagram)

Basely Weber
abst. 1018

Sur. 218

Sur. 217

40' INGRESS-EGRESS ESM'T. (1.289 AC.)

Pvt. Rd. 4420

Existing Gravel Road

173 South Subdivision
Vol. 7, Pg. 170

5" Pipe Cor. Post

3" Pipe Cor. Post

Tract 1
8.431 Acres
Janet Lee Luce, Ind. Per. Rep. of the
Estate of Eddie Wayne Luce, Deceased to
Janet Lee Luce
Vol. 699, Pg. 578
October 31, 2007

N 89°27'04" E 1310.35'

Bonnie J. Highsmith and Stephen P. Highsmith
to Janet L. Luce — Inst. No. 2016003360
May 16, 2016

Water Meter

3.00 Acres

S 00°04'53" E 296.27'

0.500 Acre
Stephen P. Highsmith, et ux to
Janet L. Luce
Inst. No. 2021002166
March 3, 2021

Tract 6E
8.500 ACRES

5.000 Acres
Stephen P. Highsmith, et ux to
Janet Luce
Inst. No. 2025010102
October 14, 2025

S 89°27'04" W 1189.34'

N 89°27'04" E 1189.34'

Set 5/8" I.P.

Set 5/8" I.P.

10' Utility Esm't.

State Hwy. 173

N 22°15'7" W 319.11'

N 22°15'7" W 560.09'

10' Utility Esm't.

S 00°04'53" E 519.87'

S 00°04'53" E

10' Utility Esm't. Thus

19.500 Acres
Robin Kay Green
to
Angela Kay Bendele, et al
Instrument No. 2019008529
November 4, 2019

Channel Easement

Tract 6F
12.928 ACRES

Remaining Portion of
21.426 Acres, More or Less
Andrew Echols, et al
to
Stephen P. Highsmith, et ux
Vol. 129, Pg. 551
July 25, 1990

Joseph Meyer
abst. 677

Fnd. 5/8" I.P.

Fnd. 5/8" I.P.

S 89°26'39" W 976.94'

Tract 5
7.142 Acres — Exhibit A
Veterans Land Board of the State of Texas
to
Stephen P. Highsmith
Vol. 124, Pg. 350
May 11, 1990

173 South Subdivision
Vol. 7, Pg. 170

RE-PLAT

Tracts 6E & 6F, 173 South Subdivision

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO
AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE
PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS
AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STEPHEN P. HIGHSMITH   JANET L. LUCE

BONNIE J. HIGHSMITH

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, STEPHEN P. HIGHSMITH,
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 CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL
OF OFFICE THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BONNIE J. HIGHSMITH,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL
OF OFFICE THIS THE _____ DAY OF _____, 2025.
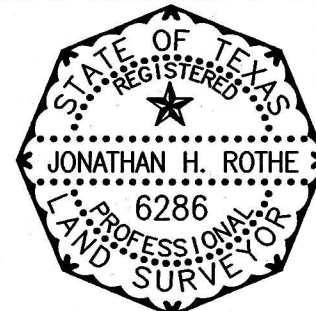
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JANET L. LUCE,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL
OF OFFICE THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC
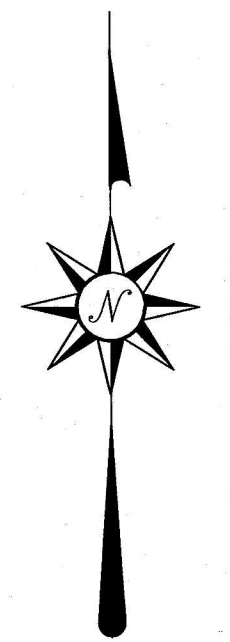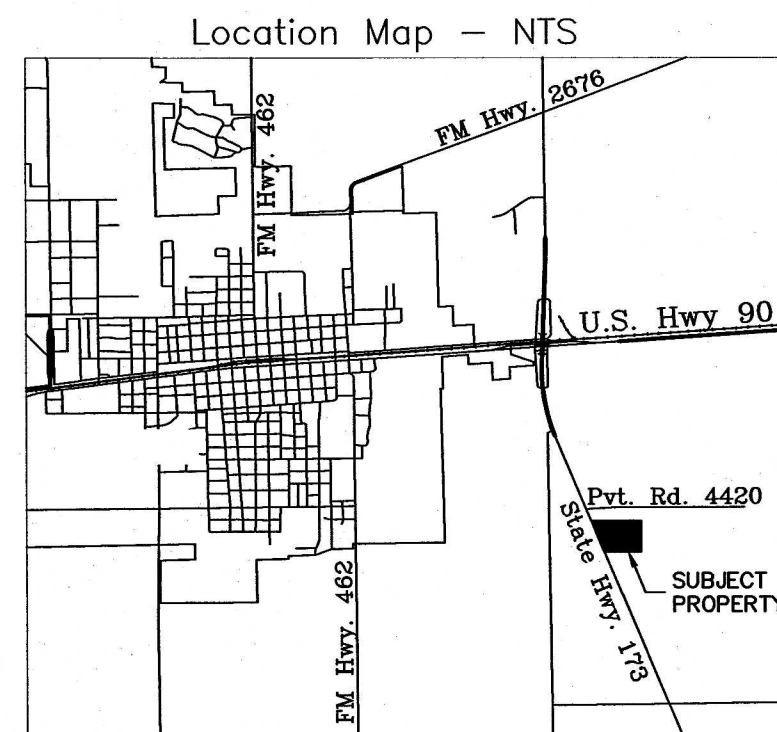
STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

STATE OF TEXAS
REGISTERED
JONATHAN H. ROTHE
6286
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____,
2025, BY JONATHAN H. ROTHE.

NOTARY PUBLIC

PREPARED BY:
**ROTHE & ASSOCIATES, PLLC
SURVEYING - ENGINEERING**
1705 AVENUE K, P.O. BOX 426
HONDO, TEXAS 78861
ph: (830)426-3005 fax: (830)426-8160
email: crassoc@hondo.net
website: www.rothelandsurveyor.com
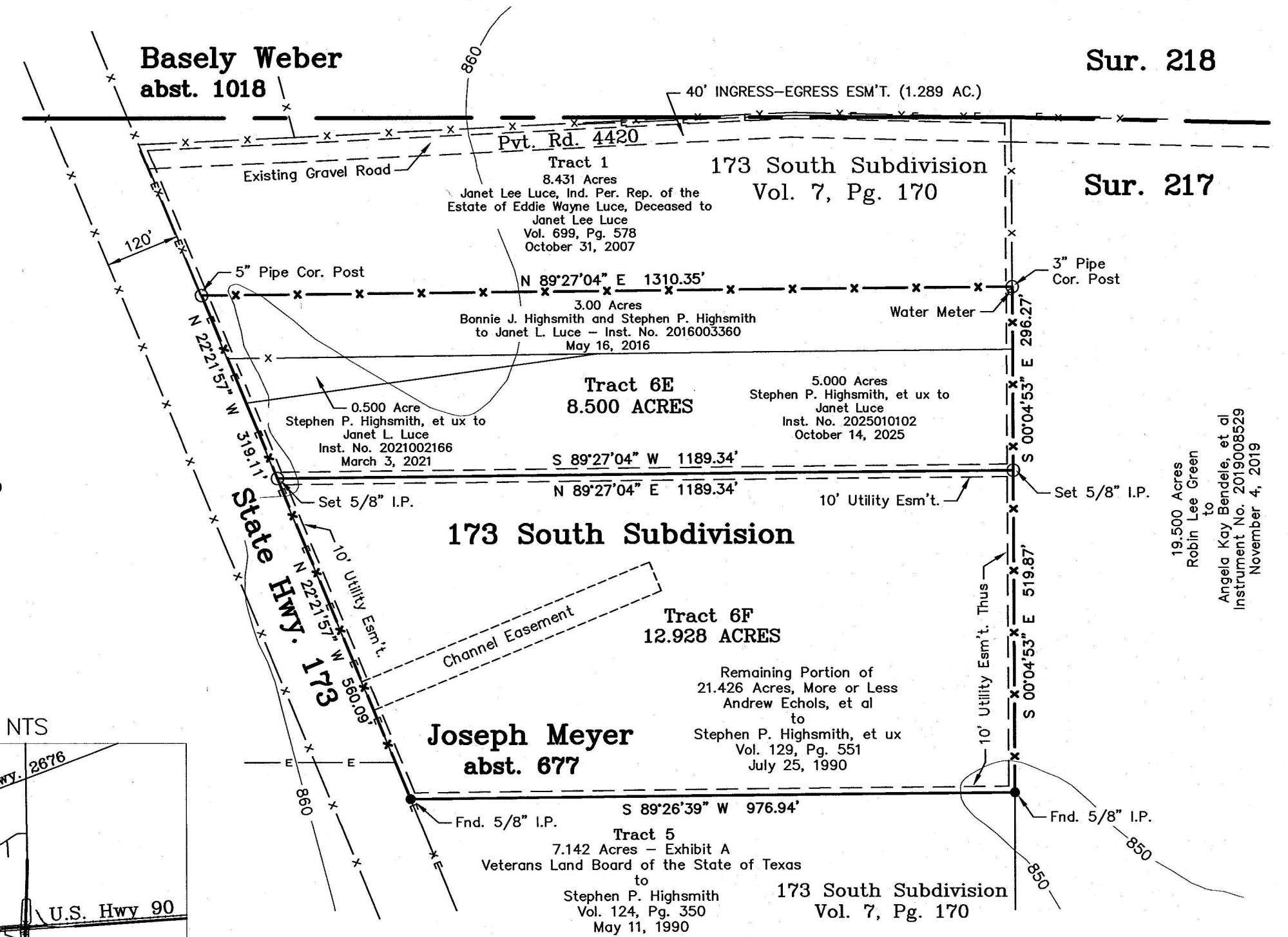
The subject property is located outside the limits of any
100 year flood zone as shown on the National Flood
Insurance Program Flood Insurance Rate Map, Medina
County, Texas, Community Panel Number 480472 0500 C,
Effective Date: April 3, 2012

THE STATE OF TEXAS
COUNTY OF MEDINA

THE COUNTY COMMISSIONER OF PRECINCT 1 HEREBY CERTIFIES THAT THIS
REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
REGULATIONS OF THE COUNTY AS TO WHICH HIS APPROVAL IS REQUIRED.

COUNTY COMMISSIONER   DATE

THE COUNTY JUDGE OF MEDINA COUNTY CERTIFIES THAT THIS REPLAT HAS
BEEN CONSIDERED AND APPROVED.

COUNTY JUDGE   DATE

I, GINA CHAMPION, CLERK OF THE COUNTY COURT OF MEDINA COUNTY, TEXAS, DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON
THE _____ DAY OF _____, A.D. 2025 AT
_____ O'CLOCK, ___M., IN THE DEED AND PLAT RECORDS OF MEDINA COUNTY.
DOCUMENT NUMBER _____, AND ORDER NUMBER
_____ THAT IS ASSOCIATED TO THE PLAT. IN
TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY
OF MARCH A.D., 2025.

BY: _____
GINA CHAMPION   DEPUTY CLERK, COUNTY COURT
COUNTY CLERK   MEDINA COUNTY, TEXAS