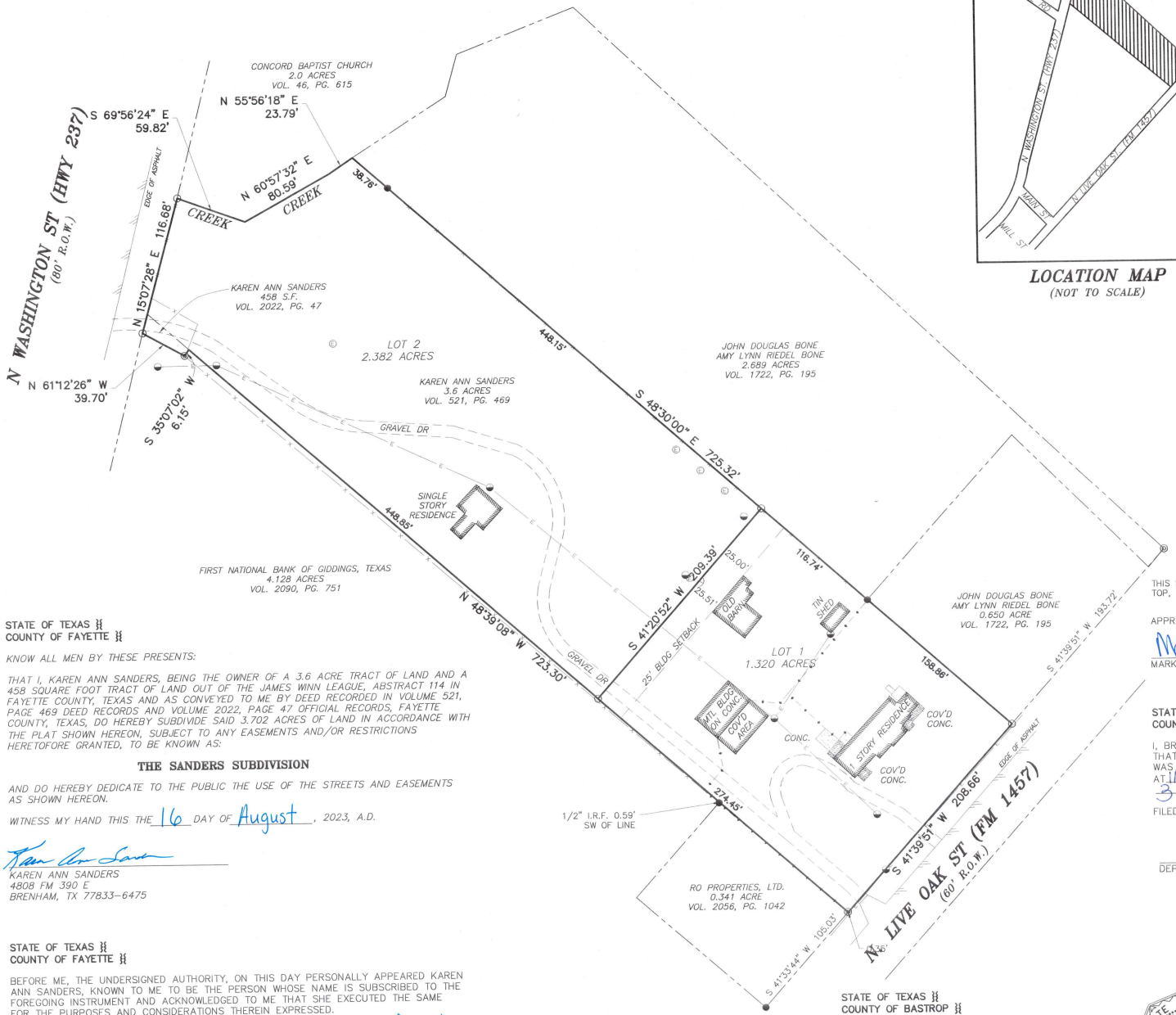
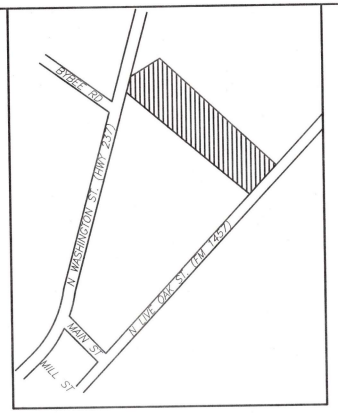
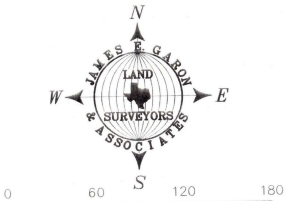




LOCATION MAP
(NOT TO SCALE)



BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "SOUTH CENTRAL ZONE" NAD83.

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
- IRON ROD W/CAP FOUND
- WIRE FENCE
- CHAIN LINK FENCE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY

STATE OF TEXAS ⁜
COUNTY OF FAYETTE ⁜

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KAREN ANN SANDERS, BEING THE OWNER OF A 3.6 ACRE TRACT OF LAND AND A 458 SQUARE FOOT TRACT OF LAND OUT OF THE JAMES WINN LEAGUE, ABSTRACT 114 IN FAYETTE COUNTY, TEXAS AND AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 521, PAGE 469 DEED RECORDS AND VOLUME 2022, PAGE 47 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 3.702 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

THE SANDERS SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 16 *DAY OF* August, *2023, A.D.*

Karen Ann Sanders

KAREN ANN SANDERS
4808 FM 390 E
BRENHAM, TX 77833-6475

STATE OF TEXAS ⁜
COUNTY OF FAYETTE ⁜

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAREN ANN SANDERS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF August 2023, A.D.

Amy Dooley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Amy Dooley 1/07/25-2028

PRINTED NAME OF NOTARY / EXPIRES

AMY DOOLEY
Notary Public, State of Texas
Comm. Expires 07-25-2026
Notary ID 131656073

STATE OF TEXAS ⁜
COUNTY OF BASTROP ⁜

I, JAMES E. GARON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION.

STATE OF TEXAS
JAMES E. GARON
4303
REGISTERED
LAND SURVEYOR

James E Garon

JULY 24, 2023

THIS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TOWN OF ROUND TOP, TEXAS THIS 15 DAY OF AUGUST, 2023.

APPROVED:

MARK MASSEY, MAYOR

FILED

AUG 16 2023

11:45 am PV

Brenda Fietsam

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

STATE OF TEXAS ⁜
COUNTY OF FAYETTE ⁜

I, BRENDA FIETSAM, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF August 2023, A.D., AT 11:45 O'CLOCK A M., IN THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS IN VOLUME 3, PAGE 352 SLIDE 419

FILED FOR RECORD ON THE 16th DAY OF August, 2023, A.D.

DEPUTY

Brenda Fietsam

BRENDA FIETSAM, COUNTY CLERK
FAYETTE COUNTY, TEXAS

FINAL PLAT
THE SANDERS SUBDIVISION

FIELD BOOK: B710, PG. 25
FILE: S:\Counties\Fayette\Surveys\James Winn League A-114\4332JEG.dwg

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com