

# Yanni Palms

A Master Plan Development

Prepared

By

JJ Development Co.

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## **1. INTRODUCTION**

### **Purpose**

JJ Development CO. LLC is a small to large residential and commercial developer with residential projects in Manvel and Rosenberg, Texas. The newest project is Yanni Palms, a master plan community for 362 single family homes. A planned unit development application will be prepared by JJ Development Co. LLC, pursuant to the City of Manvel ordinances related to Planned Unit Development (PUD). The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

### **Location**

Yanni Palms subdivision a Planned Unit Development is a mixed - use project located in the City of Manvel, Texas. The property consists of approximately 124 acres of land and is physically located on CR 48 (Old Airline Rd.) a main corridor from Highway 6 to FM518. The property borders are in the City Limits Manvel. A strong community character will be achieved within the proposed development by creatively mixing land uses, administering high quality architectural and design standards and providing a variety of amenities. Yanni Palms will provide a wide variety of housing products and price ranges.

## **2. EXISTING CONDITIONS**

### **Site Description**

This development site is in the western section of Manvel. A survey was performed on the site several years ago, and will be sent in the near future, once it is released by the sellers. A new survey has been performed during the feasibility study timeframe. Existing physical constraints affecting the development of Yanni Palms will be to work with the City of Manvel in growing the City wastewater plant to accommodate this size subdivision. The City has agreed to improve the size of the wastewater treatment plant to meet the demands of the future houses and commercial sites within Yanni Palms and future subdivisions. This condition has been discussed between JJ Development and City officials. A plan to upgrade the WWTP has been devised as to there being a need for three to five upgrades to the WWTP. Each upgrade will be constructed during the phase of construction where it is required to support the lots in that phase.

### **Surrounding Land Use**

Land uses surrounding the subject property are predominantly residential and undeveloped land. Rodeo Palms subdivision, an established subdivision with over 1200 homes, is contiguous to the Yanni Palms subdivision.

### **3. GOALS AND OBJECTIVES**

The goals of Yanni Palms Planned Unit Development are to provide guidelines for the creation of a quality development that provides community cohesiveness, variety, and options in housing quality and uniformity in building construction, orderly growth and desired results. Further, the goals reflect the flexibility to achieve a high-quality development in a coordinated suburban setting. The goals and objectives are outlined below:

#### **Goals**

**Community Cohesiveness**

**Multiple Housing Options**

**Quality and Character of Community**

#### **Objectives**

Provide compatible and functional land uses for education, shopping, living, and recreational activities

Provide a variety of housing options, lifestyles, and price ranges.

Provide high quality planning and architecture of creatively designed houses and landscaping

The goals and objectives for Yanni Palms will be achieved through the implementation of a series of planning strategies designed to maintain flexibility in the marketplace. Variety and choice will be achieved by creating a community of mixed land uses of commercial and a variety of lot sizes. The variety of lot sizes for single family detached residential units is intended to appeal to a broad spectrum of buyers, the variety of lifestyles will be provided by employment centers, shopping, and other commercial sites, recreational uses, aesthetic open space, greenbelts, trails, and other community and neighborhood amenities.

Orderly growth will be achieved through a master plan implemented by the proven and experienced land development team of JJ Development. This will ensure a completed project that is consistent in character and content, providing residents, businesses, and visitors with a clear sense of community. In summary, the planning strategies that will be implemented in Yanni Palms will ensure the future success of this community and its surrounding neighboring communities.

#### **4. PROJECT / PLAN DESCRIPTION**

##### **Land Use**

Yanni Palms will be comprised of multiple land uses dominated by single family residential. Other anticipated uses include commercial and recreational. The intended uses are on the Master Preliminary Plat which is located in the Exhibits section. The Master Preliminary Plat for Yanni Palms illustrates a collection of individual residential cells that take their access from the adjoining thoroughfare system designed within the subdivision. A major arterial spine street, Kirby Dr., which enters the property from the north, and will end up connecting to Highway 6., will possess a 120' right of way with lakes on both sides and residential and landscaping decor. Individual residential cells will be developed with varying lot sizes as market conditions dictate. The City of Manvel will allow Yanni Palms to contain lots with widths of 55', 60', and 75' that have total lot sizes of 6600, 7200, and 9750 square feet, respectively. A large lake system will be established for the purposes of water retention and recreation. The lakes will have walking/jogging trails for all residents of Yanni Palms.

##### **Land Use Changes/Regulatory Compliance**

In order to implement the Master Preliminary Plat as currently proposed, each of the proposed land uses have been assigned zoning categories consistent with the current Manvel regulations.

##### **Mobility**

Yanni Palms will enjoy superior traffic mobility with the implementation of the planned arterial system. The commercial acreage has a significant amount of frontage along CR 48. The commercial property will be designed into gas station/convenient store and a small strip mall with store that will accent the Yanni Palms subdivision. All residents of Yanni Palms will have connectivity to the local downtown area, as well as a short drive to Houston proper.

## **Utilities**

Yanni Palms' developer will work with the City of Manvel and has received "will serve" letters for water and sewage capacity.

### **Proposed Improvements**

A complete utility system is planned to include water distribution, a wastewater collection system, and a storm drainage system including outfall channel improvements. The design and construction of the utility plan will conform to the criteria published to the codes and regulations of Manvel.

### **Water**

A new water main will be needed to be brought to the project site from the City water plant. The developer and City manager have already met and talked about the new water main construction plans. The existing waterlines on Kirby Dr. and Indian Palms Dr. will be extended to the subdivision site. The developer will design the flow of water throughout the subdivision.

### **Wastewater**

The developer will design and construct one or more lift stations which will flow into a City of Manvel WWTP. The design team will determine the required lift station capacities.

### **Wastewater Collection System**

The wastewater system is predominately a gravity system designed to accommodate normal infiltration and sewage flows. The proposed pipe material, bedding, and manhole design should provide a collection system that requires little maintenance and allows minimum infiltration.

### **Storm Drainage System**

There will be two large and two small detention ponds designed for the project. All ponds will have an underground outfall from the northeast section to the southwest section of the project that will then outfall into a BDD4 (Brazoria Drainage District 4) ditch.

### **Flood Levels**

All areas of Yanni Palms are outside of both the 100-yr and the 500-yr floodplains, which means there is less than a 0.2% chance that the community will experience flooding in any given year. Proper drainage design will reduce the risks even further, and substantially insulate the neighborhood from the flooding issues affecting much of the Greater Houston area.

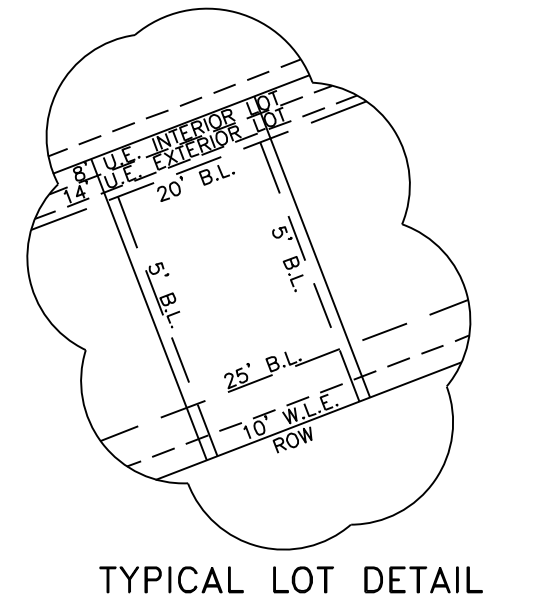
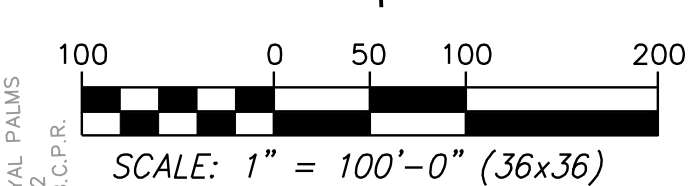
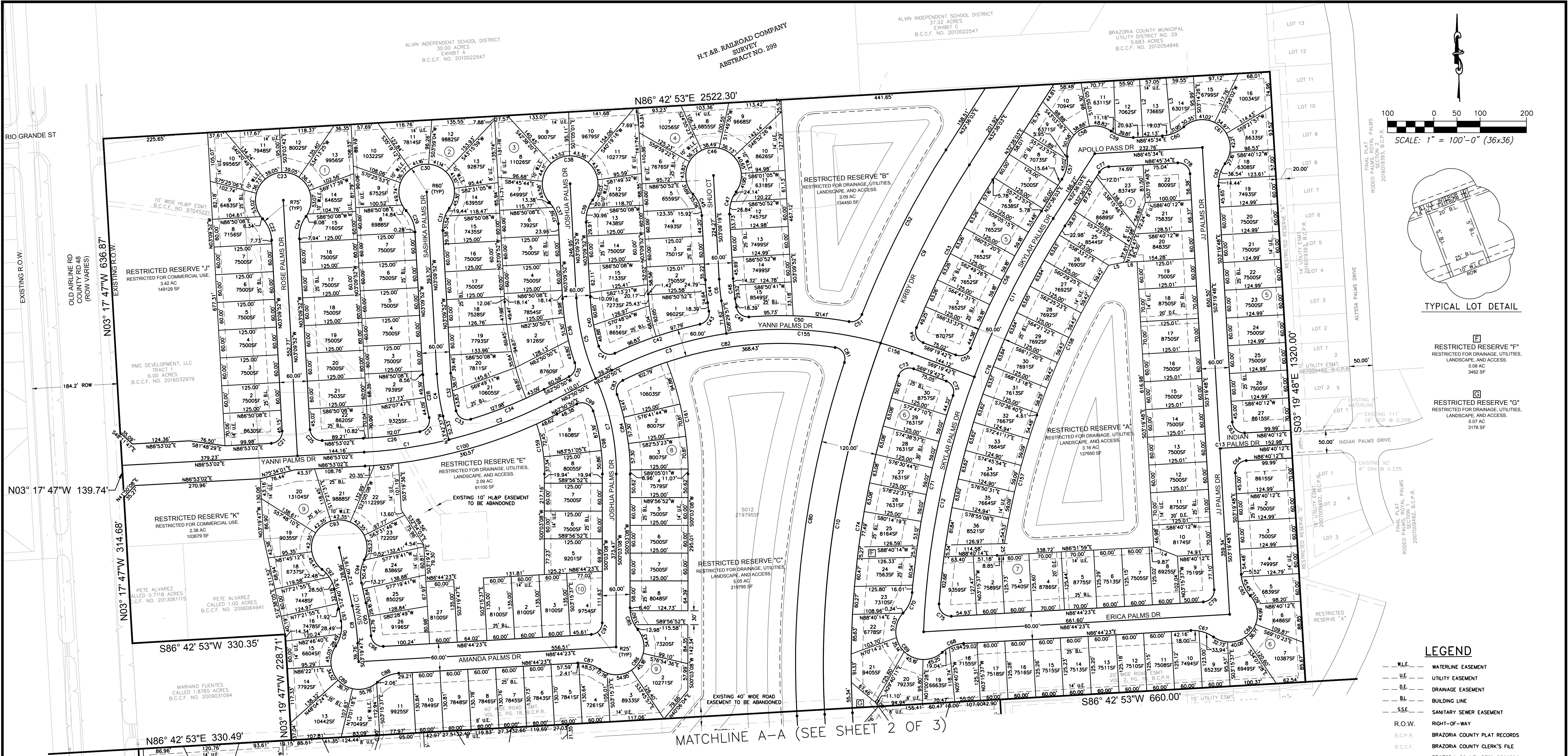
**Amenities**

The amenities for the subdivision will be a club house with an exercise room and a meeting room. A pool for all ages will be built, as well as a splash pad for all to enjoy. Room for bounce houses will be designed next to the club house. A six-foot-wide jogging/walking trail has been designed to meander around the lakes.

**Phasing/Development Schedule**

It is anticipated that the subdivision will be developed in two phases over a two to a maximum of three years depending on the velocity of builder's sales. This assumes each phase will contain a sufficient number of lots to be sold and built for an 18-month period. The initial phase of development starts along Yanni Palms Dr. and CR 48. Phase two will resume construction from the main arterial through the parcel as well as starting construction along Rodeo Palms Parkway and CR 48 Any phase construction will be dependent upon market driven forces.

GC Engineering, Inc. Mar 23, 2018 - 9:55am schilling@gceng.com



RESTRICTED RESERVE "F" RESTRICTED FOR DRAINAGE, UTILITIES, LANDSCAPE, AND ACCESS. 0.8 AC 3462 SF

RESTRICTED RESERVE "G" RESTRICTED FOR DRAINAGE, UTILITIES, LANDSCAPE, AND ACCESS. 0.07 AC 3178 SF

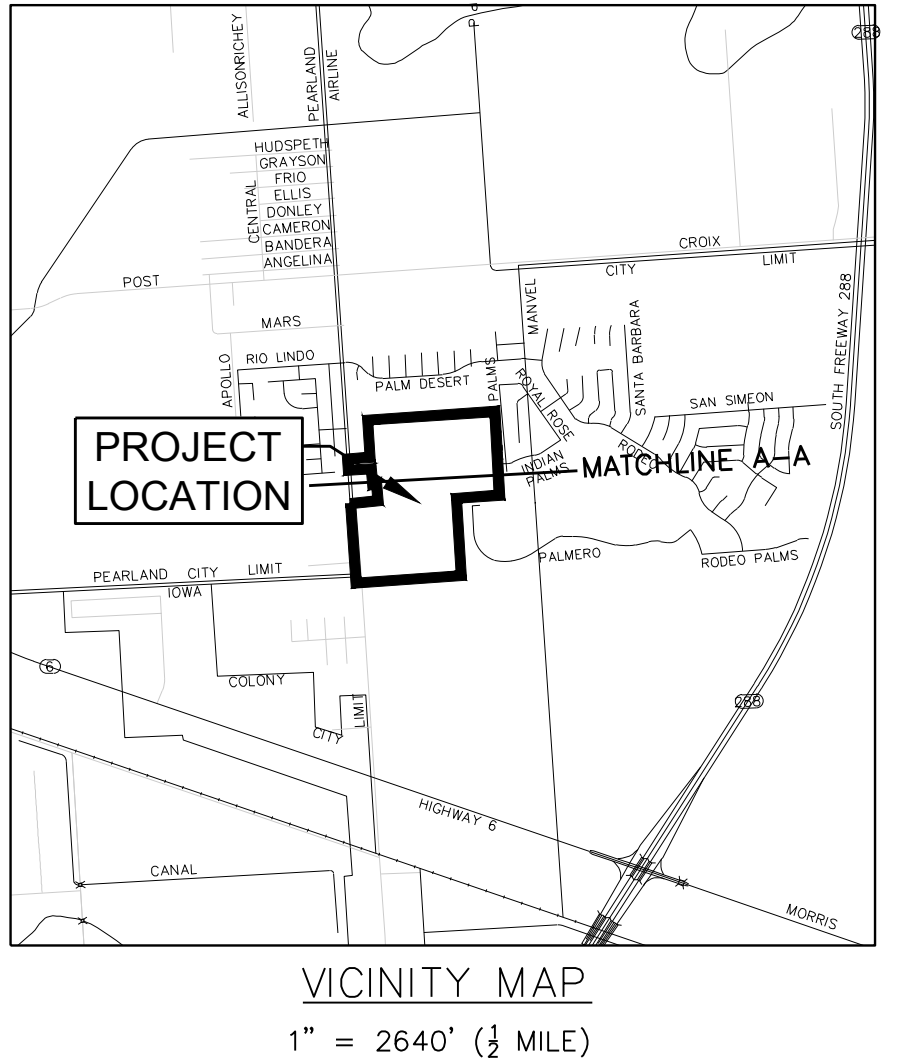
**LEGEND**

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- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BL BUILDING LINE
- SSE SANITARY SEWER EASEMENT
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- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
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- 200 LOT NUMBER
- 8100SF LOT AREA IN SQUARE FEET

**NOTES:**

- BEARINGS ARE BASED UPON TEXAS STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
- PROJECT BENCHMARK:** TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) BENCHMARK NO. H-8 FOR CR48 ROAD IMPROVEMENT PROJECT, CONTROL NO. 0912, SECTION NO. 31, JOB NO. 224 IN BRAZORIA COUNTY, TEXAS. SAID BENCHMARK NO. H-8 BEING A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM DISK STAMPED H-8 LOCATED AT THE SOUTHWEST CORNER OF LINDO STREET AND RIO SAN JUAN STREET.
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- ALL PROPERTIES ADJACENT WITHIN DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT ARE PROHIBITED FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT. ALL PROPERTIES ADJACENT WITHIN DRAINAGE EASEMENT ARE PROHIBITED FROM DRAINING DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 OFFICIAL.
- ALL SIDE LOT LINES AND RIGHT-OF-WAY LINES ARE EITHER PARALLEL, PERPENDICULAR OR RADIAL TO THE STREET CENTER LINE UNLESS INDICATED.
- THIS DEVELOPMENT HAS BEEN DESIGNED TO NOT IMPEDE, IMPOUND OR BLOCK THE NATURAL FLOW OF DRAINAGE FROM OR ACROSS ADJACENT AND CONTIGUOUS PROPERTIES.
- DETENTION POND IS TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNER AND NOT THE CITY OF MANVEL OR BRAZORIA COUNTY DRAINAGE DISTRICT.
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- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.

- A FOUR FOOT WIDE SIDEWALK SHALL BE BUILT ALONG BOTH SIDES OF ALL INTERNAL STREETS.
- NO LOTS WITHIN THE SUBDIVISION SHOULD HAVE DIRECT ACCESS TO KIRBY DRIVE OR RODEO PALMS PARKWAY.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA DRAINAGE DISTRICT NO. 4 (B.D.D. NO. 4).
- NO BUILDING, PLUMBING, ELECTRICAL, OR MECHANICAL PERMIT SHALL BE ISSUED BY THE CITY FOR THE CONSTRUCTION OR REPAIR OF ANY STRUCTURE ON A LOT, TRACT, OR PARCEL OF LAND WITHIN A SUBDIVISION FOR WHICH A FINAL, MINOR, OR AMENDING PLAT HAS NOT BEEN APPROVED BY THE CITY AND FILED FOR RECORD. NO BUILDING, PLUMBING, ELECTRICAL, OR MECHANICAL PERMIT SHALL BE ISSUED BY THE CITY FOR THE CONSTRUCTION OR REPAIR OF ANY STRUCTURE ON A LOT, TRACT, OR PARCEL OF LAND WITHIN A SUBDIVISION IN WHICH THE STORM DRAINAGE IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED AND THE PERMANENT PUBLIC IMPROVEMENTS HAVE NOT BEEN APPROVED AND ACCEPTED BY THE CITY.
- THIS MASTER PRELIMINARY PLAT WILL EXPIRE FIVE (5) YEARS AFTER CITY COUNCIL APPROVAL. SUCH APPROVAL MAY BE REINSTATED, AFTER REVIEW BY THE COUNCIL, FOR A MAXIMUM OF TWO SINGLE EXTENSIONS OF ONE YEAR, WITH A SHOWING OF GOOD CAUSE BY THE SUBDIVIDER.
- ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MANVEL FIRE ORDINANCE NO. 2009-0-04.
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN DRAINAGE EASEMENTS OR FEE STRIPS.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OR REPAIR OF ANY STRUCTURE ON A LOT, TRACT, OR PARCEL OF LAND WITHIN A SUBDIVISION IN WHICH THE STORM DRAINAGE IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED AND THE PERMANENT PUBLIC IMPROVEMENTS HAVE NOT BEEN APPROVED AND ACCEPTED BY THE CITY.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY. CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- THIS PLAT CONFORM TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18, [SECTION 4, B.11, PAGE 14]

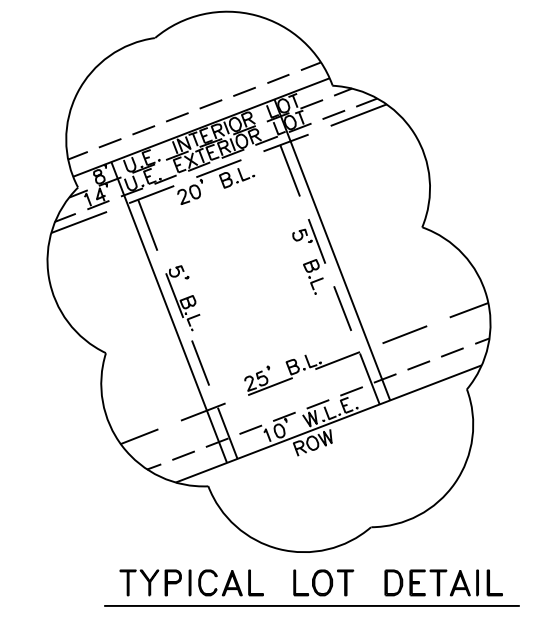
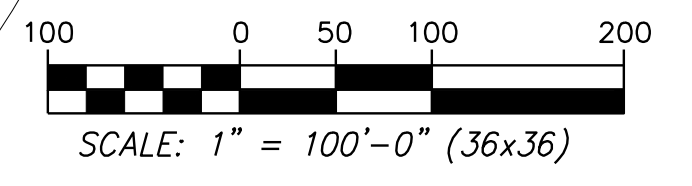


SURVEYING BY:  
**WGC**  
WESTERN GROUP CONSULTANTS  
11111 Katy Freeway, Suite 520  
Houston, Texas 77079  
Phone: 713/465-6655

ENGINEER:  
**GC ENGINEERING, INC.**  
2505 PARK AVENUE  
PEARLAND, TEXAS 77581  
CONTACT: MAHENDRA RODRIGO, P.E.  
PH: (281)-412-7008 x104

**YANNI PALMS**  
**MASTER PRELIMINARY PLAT**  
A 131.18 ACRE TRACT OF LAND SITUATED IN  
THE H.T. & B. RAILROAD COMPANY SURVEY,  
ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS.  
364 LOTS 10 RESTRICTED RESERVES  
MARCH 22, 2018  
OWNER:  
JJ DEVELOPMENT CO. LLC  
MR. BARRY HILL  
3992 WILLIAMS ROAD  
SAN JOSE, CALIFORNIA 95117  
PH: (408) 804-4862





**RESTRICTED RESERVE "G"**  
 RESTRICTED FOR DRAINAGE, UTILITIES,  
 LANDSCAPE, AND ACCESS.  
 0.07 AC  
 3178 SF

**LEGEND**

- WLE --- WATERLINE EASEMENT
- UE --- UTILITY EASEMENT
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- SSE --- SANITARY SEWER EASEMENT
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- 200 LOT NUMBER
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**LAND USE TABULATION**

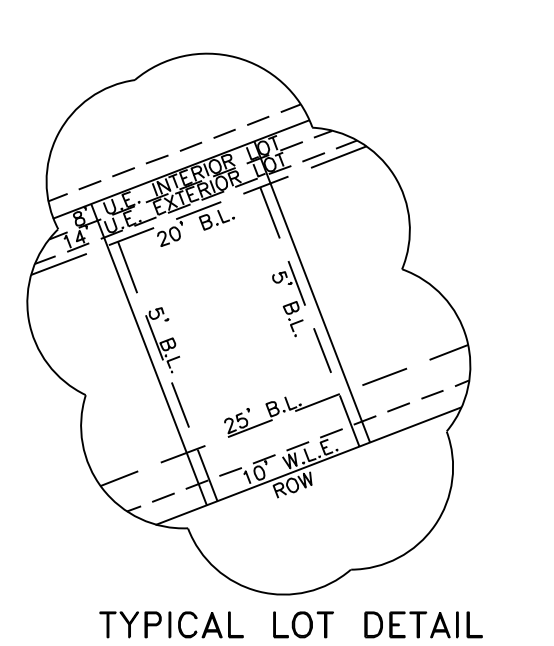
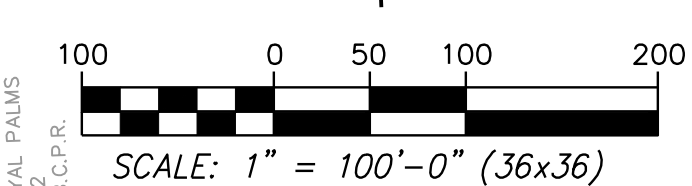
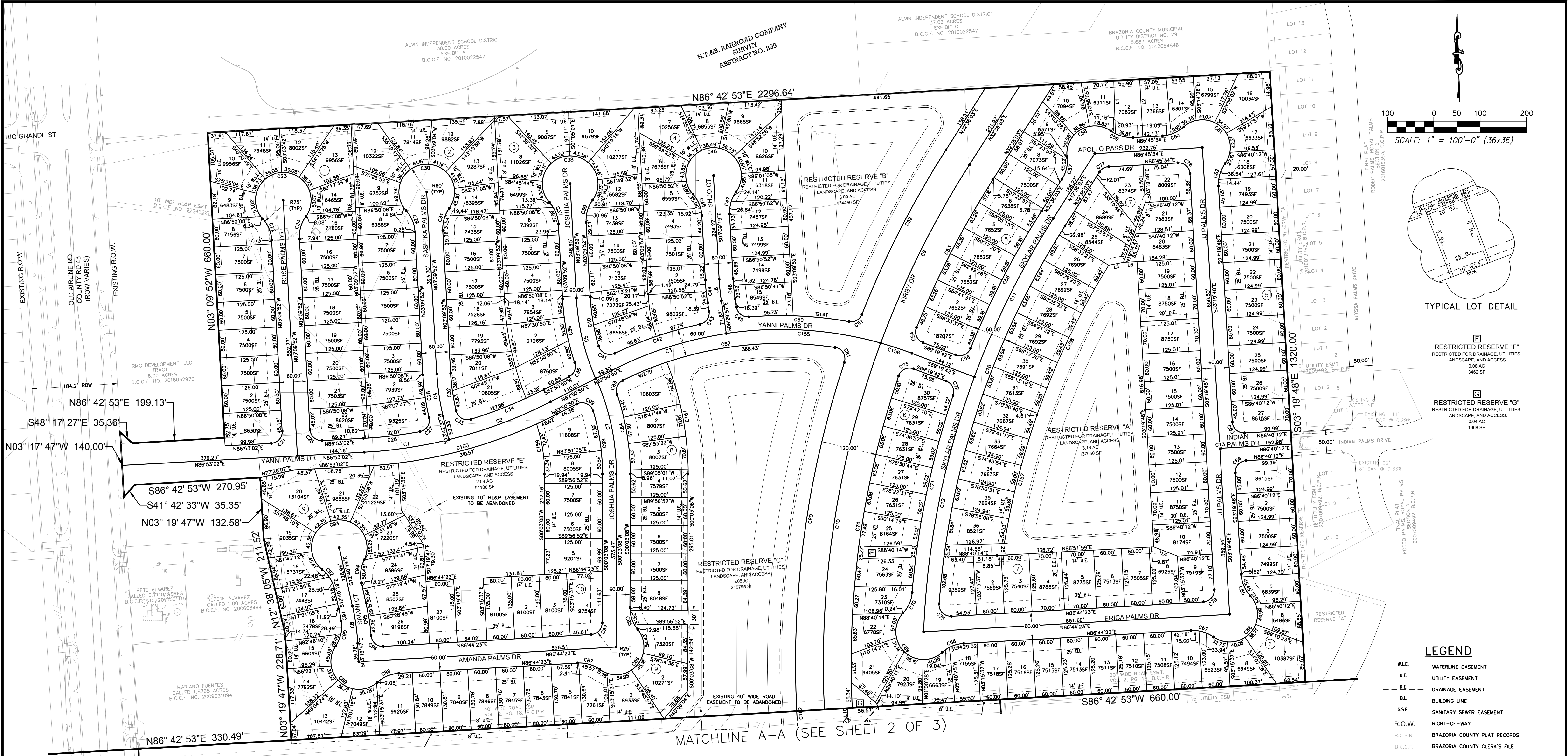
LOTS	PURPOSE	MAINTENANCE	AREA (SQ. FT)	AREA (AC)	TOTAL AREA (ACRES)
LOTS			2993780.34	68.728	68.728
ROAD RIGHT OF WAY			1394571.82	32.015	32.015
<b>RESTRICTED RESERVES</b>					
RESERVE A			137649.97	3.160	
RESERVE B			134449.72	3.087	
RESERVE C	RESERVES A-H TO BE USED FOR DRAINAGE, UTILITIES, LANDSCAPE, AND ACCESS	RESERVES A-H TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION	396254.64	9.097	
RESERVE D			302845.01	6.952	
RESERVE E			91572.53	2.102	
RESERVE F			3161.54	0.073	
RESERVE G			3178.04	0.073	
RESERVE H			3118.38	0.072	
RESERVE J	RESERVES J, K FOR COMMERCIAL USE	MAINTAINED BY OWNERS	149511.13	3.432	
RESERVE K			104020.56	2.388	
<b>TOTAL RESERVES AREA</b>					<b>30.435</b>
<b>TOTAL AREA</b>					<b>131.178</b>

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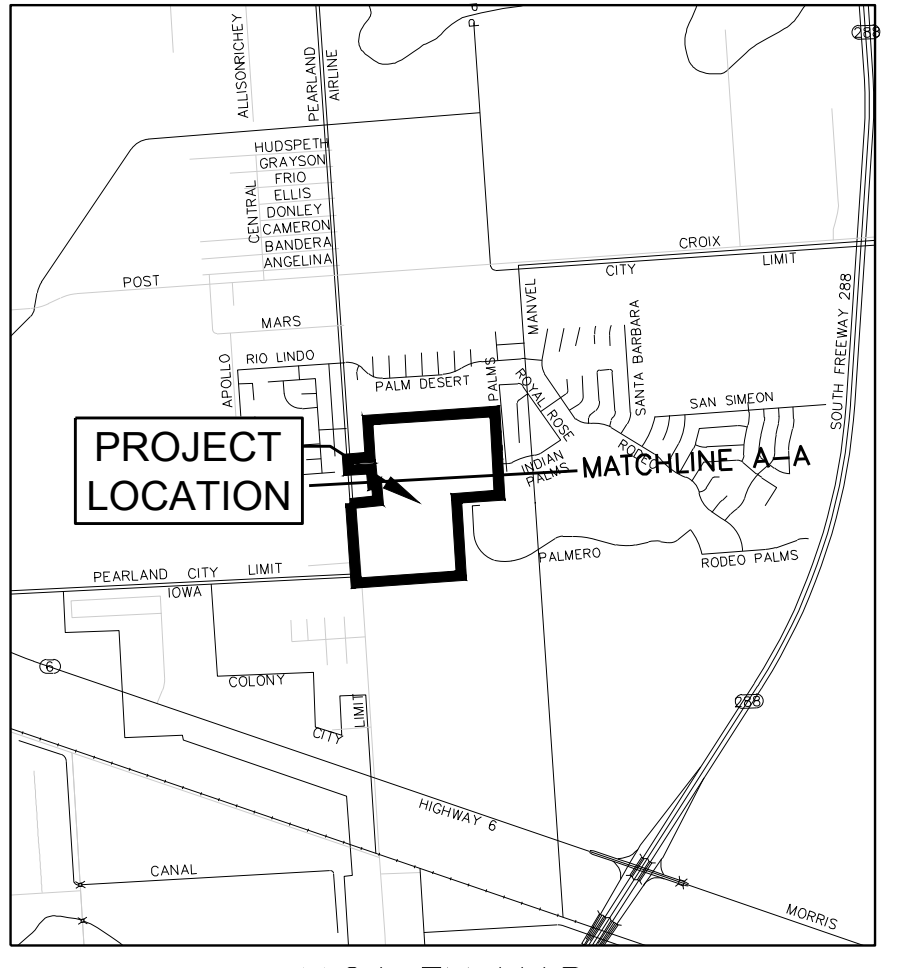
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  - THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA DRAINAGE DISTRICT NO. 4 (B.D.D. NO. 4).
  - NO BUILDING, PLUMBING, ELECTRICAL, OR MECHANICAL PERMIT SHALL BE ISSUED BY THE CITY FOR THE CONSTRUCTION OR REPAIR OF ANY STRUCTURE ON A LOT, TRACT, OR PARCEL OF LAND WITHIN A SUBDIVISION FOR WHICH A FINAL, MINOR, OR AMENDING PLAT HAS NOT BEEN APPROVED BY THE CITY AND FILED FOR RECORD. NO BUILDING, PLUMBING, ELECTRICAL, OR MECHANICAL PERMIT SHALL BE ISSUED BY THE CITY FOR THE CONSTRUCTION OR REPAIR OF ANY STRUCTURE ON A LOT, TRACT, OR PARCEL OF LAND WITHIN A SUBDIVISION IN WHICH THE STORM DRAINAGE IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED AND THE PERMANENT PUBLIC IMPROVEMENTS HAVE NOT BEEN APPROVED AND ACCEPTED BY THE CITY.
  - THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT YET COMPLETED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
  - ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MANVEL FIRE ORDINANCE NO. 2009-0-04.
  - ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
  - PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN DRAINAGE EASEMENTS OR FEE STRIPS.
  - MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OR REPAIR OF ANY STRUCTURE ON A LOT, TRACT, OR PARCEL OF LAND WITHIN A SUBDIVISION IF THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
  - CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
  - THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
  - APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
  - NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
  - THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS COMTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.



**VICINITY MAP**  
1" = 2640' (1/2 MILE)

**SURVEYING BY:**  
**WGC**  
WESTERN GROUP CONSULTANTS  
11111 Katy Freeway, Suite 520  
Houston, Texas 77079  
Phone: 713/465-6655

**ENGINEER:**  
**GC ENGINEERING, INC.**  
2505 PARK AVENUE  
PEARLAND, TEXAS 77581  
CONTACT: MAHENDRA RODRIGO, P.E.  
PH: (281)-412-7008 x104

**OWNER:**  
**JJ DEVELOPMENT CO. LLC**  
MR. BARRY HILL  
3992 WILLIAMS ROAD  
SAN JOSE, CALIFORNIA 95117  
PH: (408) 804-4862

**YANNI PALMS**  
**SECTION 1 FINAL PLAT**  
A 68.915 ACRE TRACT OF LAND SITUATED IN  
THE H.T. & B. RAILROAD COMPANY SURVEY,  
ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS.  
202 LOTS 6 RESTRICTED RESERVES  
APRIL 11, 2018