



LOCATION MAP  
1" = 1000'

NOTE:

1. ANY NEW HOME BUILT ON LOTS 1-7, BLOCK A ESTATES AT INDIAN KNOLL ADDITION REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS, REGARDLESS OF SQUARE FOOTAGE.
2. A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
3. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
4. THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNERS' RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS MOWED, CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY OF KELLER SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF INSPECTING THE DRAINAGE WAYS FOR CONFIRMATION OF THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE DRAINAGE EASEMENTS. NO CONSTRUCTION, MODIFICATIONS OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.

FINAL PLAT  
THE ESTATES AT INDIAN KNOLL

14.99 AC  
652,964 SF  
ZONED: SF-36  
LOT 1-7, BLOCK A

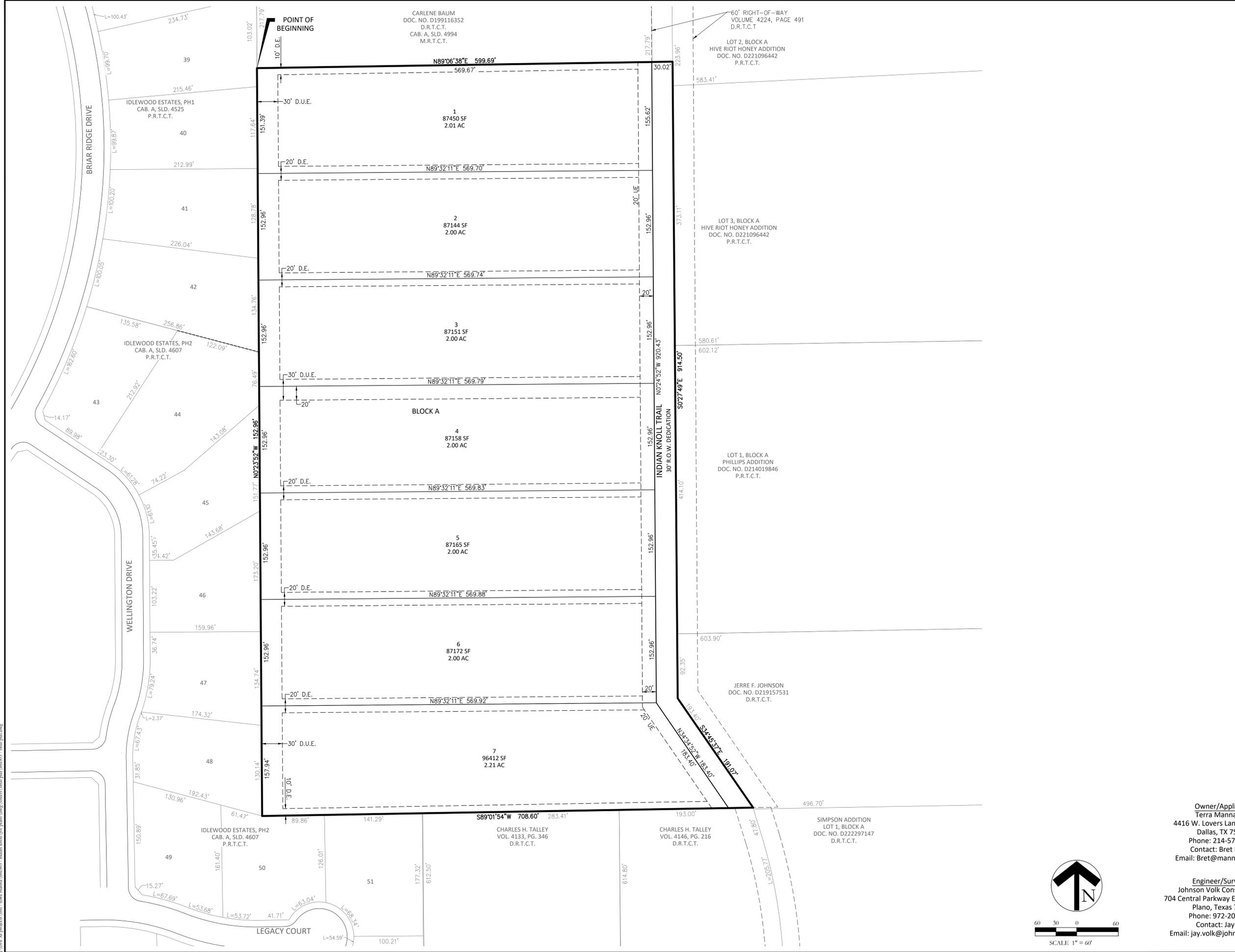
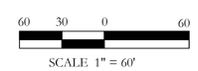
TOTAL RESIDENTIAL LOTS - 7

OUT OF THE  
JOHN HIBBINS SURVEY, ABSTRACT NO. 640  
CITY OF KELLER,  
TARRANT COUNTY, TEXAS

04 April 2024  
SHEET 1 OF 2

Owner/Applicant:  
Terra Manna, LLC  
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Dallas, TX 75209  
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Contact: Bret Pedigo  
Email: Bret@manna-land.com

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
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Email: jay.volk@johnsonvolk.com



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