



**City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception**

October 13, 2017

File Number: **C8I-2017-0202**

Address: **402 LOCKHART DR**

Tax Parcel I.D. **#0302001414**

Tax Map Date: **08/08/2016**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **6,454 square feet of land, more or less being a portion of lot 9, Block 5C of Newning and Warner's Subdivision of Block 56 of Swishers Addition** in the current deed, recorded on **May 26, 2015**, in **Document #2015080806**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Apr 09, 1993**, in Volume **11911**, Page **0179**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Jan 21, 1939**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

A handwritten signature in cursive script that reads "Michelle Casillas".

**Michelle Casillas, Representative of the Director
Development Services Department**

