



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

June 27, 2024

File Number: **C8I-2024-0103**

Address: **1607 KENWOOD AVE**

Tax Parcel I.D.# **0302031218** Tax Map Date: **06/27/2024**

The Development Services Department Review 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 **N55.5FT OF LOT 22, BLOCK 43, TRAVIS HEIGHTS & ADJ 7.5FT ALLEY, Austin, Travis County, Texas** in the current deed, recorded on **Oct 21, 2022**, in **Document #2022170434, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Nov 03, 1978**, in Volume **6369, Page 809, 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 31, 1938**. 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: *Patrick Collins*

Patrick Collins, Representative of the Director
Development Services Department

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