

# Deep Dive Platting

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## Roadmap

- ▶ Background
- ▶ HB 3699: What Changed
- ▶ Impact on Platting
- ▶ Navigating the Changes

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# What is Platting?

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## What is Platting?

- ▶ Platting is generally the process of dividing property, though laying out on paper or mapping each piece of land, indicating lots, building lines, easements, rights-of-way, flood areas, boundary markers, and other permanent attachments to land.
- ▶ Municipal Platting Authority is found in:  
**Tex. Local Gov't Code – Chapter 212**

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## Purposes for Platting

- ▶ Section 212.002 - *Tex. Local Gov't Code*

*“A municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.”*

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## Purposes for Platting

- ▶ Drainage concerns – Grading plan and drainage study
- ▶ Water infrastructure functionality – Civil construction plans for water system improvements
- ▶ Sewer infrastructure functionality – Civil construction plans for sewer system improvements

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## Title search: Deep Dive Platting

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28<sup>th</sup> Annual Land Use Conference session  
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