

## **Subdivision Platting in Texas, Nacogdoches County, and the City of Nacogdoches**

Subdivision platting in Texas is governed by a combination of state law, county regulations, and municipal ordinances. Platting is the legal process of dividing land into lots, streets, easements, or other tracts for development or sale. A plat must generally be prepared by a licensed professional land surveyor or engineer and approved by the appropriate governing authority before property can be sold or developed.

At the state level, subdivision regulations are primarily governed by the Texas Local Government Code, including Chapter 232 for counties and Chapter 212 for municipalities. Texas law requires a plat whenever land outside a municipality is divided into two or more parts for the purpose of laying out lots, streets, easements, parks, or other areas intended for public or private use. The law also applies when land is divided through metes and bounds descriptions or contracts for deed. Plats must contain accurate boundary information, dimensions, easements, rights-of-way, and acknowledgements, and must be filed with the county clerk after approval. Municipalities have additional authority to regulate subdivision development, utility extensions, street construction, drainage, and development standards both within city limits and within the city's extraterritorial jurisdiction (ETJ).

In unincorporated areas of Nacogdoches County, subdivision platting is regulated under the Nacogdoches County Subdivision Regulations adopted pursuant to Texas Local Government Code Chapter 232. These regulations are intended to promote orderly development and establish minimum standards for residential, commercial, and industrial subdivisions. Developers are generally required to submit preliminary and final plats for review and approval by the Commissioners Court. County regulations address issues such as road construction standards, drainage, utility access, floodplain considerations, lot configuration, and easement dedication. The county may also require bonds or financial guarantees to ensure completion of required infrastructure improvements before final approval is granted. Subdivisions located outside municipal limits but within a city's ETJ may require approval from both the county and the city.

Within the Nacogdoches city limits and ETJ, subdivision platting is governed by municipal subdivision ordinances and development regulations authorized under Chapter 212 of the Texas Local Government Code. The City of Nacogdoches reviews plats to ensure compliance with zoning regulations, utility requirements, transportation planning, drainage standards, and public infrastructure requirements. The city may require dedication of public rights-of-way, utility easements, sidewalks, and drainage facilities as part of the plat approval process. Preliminary plats, final plats, replats, and amending plats are typically reviewed by city staff and the Planning and Zoning Commission prior to approval by the City

Council or designated authority. Development generally cannot proceed until the plat is approved and recorded.

Because platting requirements can vary depending on the location of the property, floodplain conditions, utility availability, road access, and whether the tract lies within a city ETJ, property owners and developers should consult with a licensed Texas Registered Professional Land Surveyor (RPLS) early in the development process. Proper platting helps ensure legal compliance, clear title transfer, utility access, and orderly development while reducing the risk of future disputes or permitting issues.