

# Agenda

## History of Platting

- What is platting and how does it differ from zoning
- Regulation of the division of land
  - Zoning focuses on use
- Development of platting regulations
- City
  - County
  - Current direction of the law
  - Extra-territorial jurisdiction (ETJ) opt-out

## Platting Requirements

- When a plat is required
- Exceptions to plat requirement
- City plat certification
- Legal plat approval process

## Subdivision Requirements

- Roads
- Drainage
- Water
- Bonds and financial guarantees

## Enforcement

- Local government remedies
- Developer remedies

## Manufactured Housing Communities/RV Parks

- Manufactured housing
- Special plan
  - Utilities
- RV parks

## Cancellation of Subdivisions

- Availability
- Process

R. Wilson

J. Guarino  
J. Cooney

R. Kness

J. Pruitt

O. Izfar

M. Joeckel

## Texas Subdivision Law and Platting

Live, Interactive Webinar - Friday, March 21, 2025

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## Texas Subdivision Law and Platting

Live, Interactive Webinar - Friday, March 21, 2025

This webinar examines the history and development of platting regulations, highlighting its distinction from zoning, which governs land use rather than land division. It covers key platting requirements, financial guarantees, and enforcement mechanisms available to both local governments and developers. Additional topics include regulations for manufactured housing communities, RV parks, and the legal process for canceling subdivisions.

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# Webinar Information

<b>Online - Friday, March 21, 2025</b>	
<b>Log into Webinar</b>	<b>Break</b>
8:00 - 8:30 am CDT	12:20 - 12:50 pm CDT
<b>First Session</b>	<b>Second Session</b>
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# Faculty

**Reid Wilson** *Attorney at Wilson Cribbs + Goren in Houston*  
Mr. Wilson is recognized as a preeminent Texas real estate and land use attorney. A Fellow of the American College of Real Estate Lawyers (ACREL), he is one of few practicing Texas real estate attorneys holding the Counselors of Real Estate (CRE) designation. Board-certified in commercial real estate law and property owners association law, he brings to his practice a long history of relationships and reputation with governmental and POA lawyers and officials throughout southeast Texas. As the chairman of Wilson Cribbs + Goren, he led the firm to become one of the go-to real estate boutiques in Texas. Mr. Wilson’s practice involves a broad array of work related to both public and private land use regulations, such as deed restrictions (restrictive covenants), easements, development agreements, platting, economic development incentives, permitting and denial of permits, zoning, statutory vested rights, and traditional land use matters. Recently, Texas Lawyer magazine selected him to receive its Lifetime Achievement Award, which recognizes lawyers who have made their mark on the state’s legal profession, and RED News named him a Real Estate Icon

**Jake Guarino** *Attorney at Wilson Cribbs + Goren in Houston*  
Mr. Guarino’s work at work with the firm focuses on identifying, assessing and resolving a wide variety of land use and traditional commercial real estate matters across all asset types. Mr. Guarino earned his B.A. degree from Southern Methodist University and his J.D. degree from the University of Houston Law Center.

**Jordan Cooney** *Law clerk with Wilson Cribbs + Goren*  
Mr. Cooney earned his B.S. degree from Texas A&M University. Mr. Cooney is a J.D. candidate at South Texas College of Law Houston.

**Robert Kness** *COO and principal at Windrose Surveying and Land Services*  
Mr. Kness has extensive work experience in the land surveying and development industry. Mr. Kness began his career in 1997 as a field supervisor at Hughes & Associates. In this role, he supervised field operations until February 1999. Following this, he joined Windrose Land Services, Inc. in March 1999 as a senior project manager. Mr. Kness successfully managed complex commercial and residential surveying, platting, and development projects, collaborating with various stakeholders to ensure quality and timely delivery. In September 2012, he was promoted to principal and managing director, a position he still holds.

# Additional Learning

**The 2021 Minimum Standards for ALTA/NSPS Land Title Surveys**  
- Tuesday, February 11, 2025 | 9:00 am - 12:15 pm CST

**Using the U.S. Public Land Survey System**  
- Friday, February 14, 2025 | 9:00 am - 1:30 pm CST

**Tracking the Railroads**  
- Wednesday, February 26, 2025 | 11:00 am - 3:30 pm CST

**Current Issues in Land Surveying**  
- Tuesday, March 11, 2025 | 9:00 am - 5:00 pm CDT

**From 1620 to 2024: Metes and Bounds Land Description Workshop**  
- Thursday, March 27, 2025 | 9:00 am - 4:00 pm CDT

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**Justin Pruitt** *Attorney at Wilson Cribbs + Goren in Houston*  
Mr. Pruitt has exclusively represented cities in the Texas Panhandle and the Houston Metro Region on all matters of municipal law with an emphasis in land use and economic development. He has been the lead counsel for all land use issues in roles with cities and in private practice. Mr. Pruitt has been lead counsel for the creation and operation of tax increment reinvestment zones, public improvement districts, and economic development corporations. He has been directly involved with downtown revitalization initiatives in several cities and has provided guidance on the legal implications of such initiatives. Mr. Pruitt has an undergraduate degree from Texas Tech University, a master’s degree in Public Administration from the University of Texas at Arlington, and a law degree from Texas A&M University School of Law.

**Omar Izfar** *Attorney with Wilson Cribbs + Goren in Houston*  
Mr. Izfar represents private land owners and developers in navigating land use and zoning issues in connection to local regulation of commercial and industrial developments as well as master-planned communities. Previously, he was Assistant City Attorney for the City of Houston where his practice focused on land development regulations within the City of Houston and public-private partnerships. Mr. Izfar earned his B.A. degree from Emory University and his J.D. degree from the Rutgers-Camden School of Law.

**Matt Joeckel** *Associate attorney with Winstead in Dallas*  
Mr. Joeckel is a member of Winstead’s Business Litigation Practice Group. Mr. Joeckel has experience in a range of civil and commercial matters in state and federal courts, including industry experience in real estate, construction, technology, and financial services. He earned his B.B.A. degree from Texas A & M University, his M.L.A degree from Texas Christina University and his J.D. degree from Texas Tech University School of Law.

# Credit Information

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Attendance will be monitored, and attendance certificates will be available after the webinar for those who attend the entire course and score a minimum 80% on the quiz that follows the course (multiple attempts allowed).

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