



Easement Refresh

Gray Eck- San Antonio River Authority

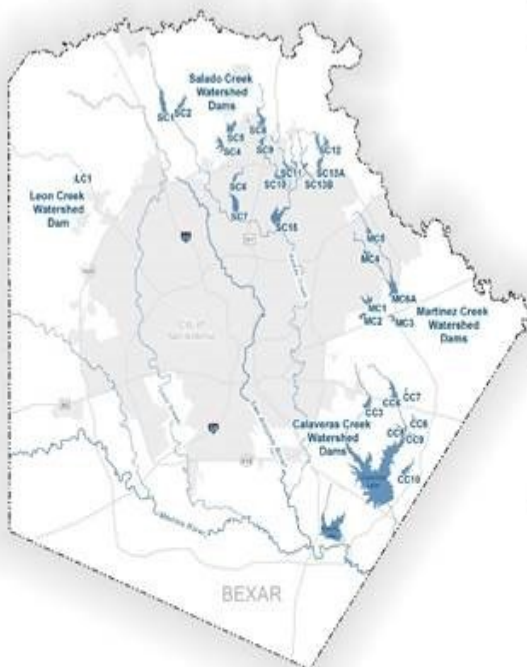
April 3, 2024



What, Why and When is an Easement Refresh Necessary?

- An easement refresh is the process of re-establishing an easement of 50+ years into the public records.
- Title commitments traditionally show the chain of title of a parcel from the previous 50 years. Once an easement exceeds that threshold, then it will no longer appear on the title commitment.
- Using a created notice or memorandum, which re-establishes the easement into the public records.





Leon Creek Watershed

LC1 - Wildlake Dam

Salado Creek Watershed

SC1 - Camp Bullis Dam
 SC2 - Lewis Creek Dam
 SC4 - Blanco Rd Dam
 SC5 - Panther Springs Creek Dam
 SC6 - Hill Country Village Dam
 SC7 - Walker Ranch Dam
 SC8 - Stone Oak Park Dam
 SC9 - Classen Ranch Dam
 SC10 - Mud Creek Dam
 SC11 - Elm Creek Dam
 SC12 - Elm Waterhole Creek Dam
 SC13A - Judson Rd Dam
 SC13B - Bulverde Rd Dam
 SC15 - McAllister Park Dam

Martinez Creek Watershed

MC1 - Binz Engelman Dam
 MC2 - Martinez Creek Dam
 MC3 - Escondido Creek Dam
 MC4 - Converse Dam
 MC5 - Live Oak Dam
 MC6A - Salatrillo Creek Dam

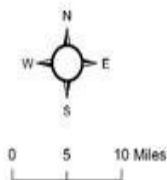
Calaveras Creek Watershed

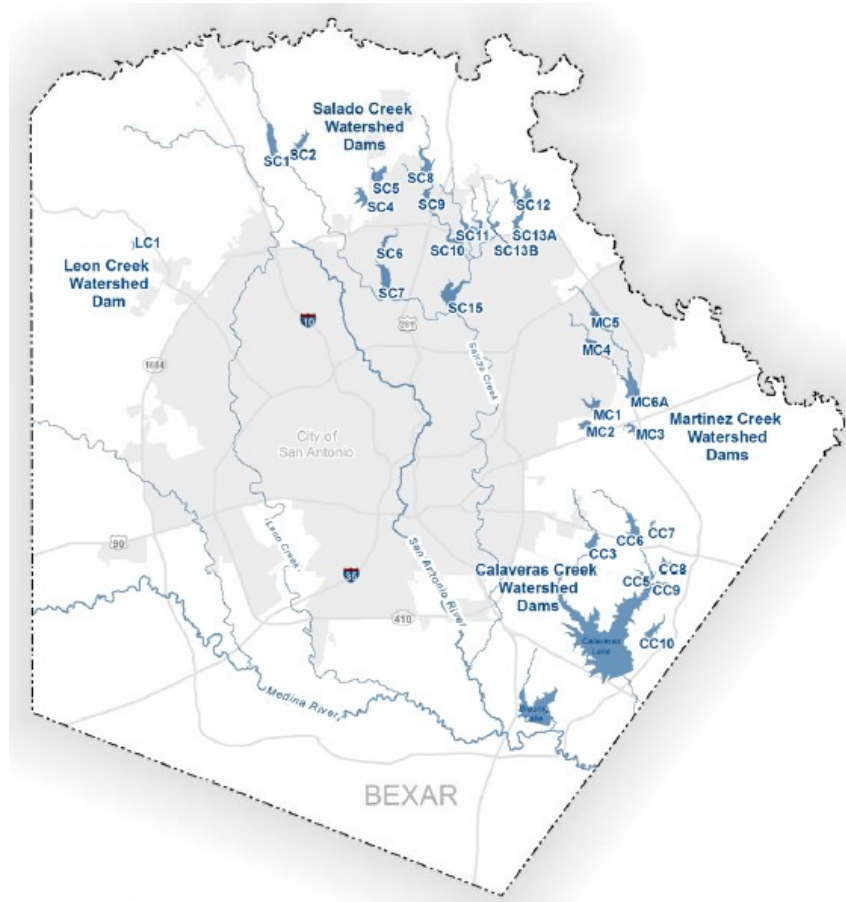
CC3 - Calaveras Creek Dam
 CC5 - East Central Dam
 CC6 - Chupaderas Creek Dam
 CC7 - Stuart Rd Dam
 CC8 - Cooksey Rd Dam
 CC9 - Sulphur Springs Rd Dam
 CC10 - Parita Creek Dam

Escondido Creek Watershed

EC1 - Esse-Boehm Lake
 EC2 - Roy Young Lake
 EC3 - John Beck Lake
 EC4 - Hailey Lake
 EC5 - Robert May Lake
 EC6 - Crews Lake
 EC7 - Dunn Lake
 EC8 - Jauer Lake
 EC9 - Foegelle Lake
 EC10 - Wesphal Lake
 EC11 - Ingram Lake
 EC12 - Sam Kotara Lake
 EC13 - Willie D Pace Lake

San Antonio River Authority Flood Water Retention Dams





NRCS Site Name	SARA Common Name	Construction Year	Rehab Year
Calaveras 3	Calaveras Creek Dam	1955	
Calaveras 5	East Central Dam	1954	
Calaveras 6	Chupaderas Creek Dam	1956	2010
Calaveras 7	Stuart Road Dam	1958	
Calaveras 8	Cooksey Road Dam	1954	2013
Calaveras 9	Sulphur Springs Road Dam	1955	
Calaveras 10	Parita Creek Dam	1959	2015
Martinez 1	Binz Engleman Dam	1964	2016
Martinez 2	Martinez Creek Dam	1964	2016
Martinez 3	Escondido Creek Dam	1964	2016
Martinez 4	Converse Dam	1964	2006
Martinez 5	Live Oak Dam	1964	2005
Martinez 6A	Salitrillo Creek Dam	1965	2010
Salado 1	Camp Bullis Dam	1975	
Salado 2	Lewis Creek Dam	1971	
Salado 4	Blanco Road Dam	1972	
Salado 5	Panther Springs Creek Dam	1976	
Salado 6	Hill Country Village Dam	1982	
Salado 7	Walker Ranch Dam	1985	
Salado 8	Stone Oak Park Dam	1973	
Salado 9	Classen Ranch Dam	1982	
Salado 10	Mud Creek Dam	1996	
Salado 11	Elm Creek Dam	1978	
Salado 12	Elm Waterhole Creek Dam	1974	
Salado 13A	Judson Road Dam	1976	
Salado 13B	Bulverde Road Dam	1973	
Salado 15R	McAllister Park Dam	2005	
Leon 1	Wildlake Dam	1982	2013



How to Refresh an Easement

- Drafting a notice or memorandum, which references the existing easement, and recording that memorandum in the public records.
- Important information to include in the refresh document that references the original easement:
 - **Date** the easement was recorded (“Effective Date”)
 - The **exact acreage** or square footage of the easement
 - The **location or legal description** of the property the easement encumbers.
 - Including a **copy of the easement survey** (or plat if the easement was created through the platting process) as an exhibit to the notice.
 - The **volume and page number** of the original easement document.



The Importance of Easement Refresh

- Refreshing old easements is one of many steps in mitigating damages that can occur and is crucial part of records management
 - Protects the easement holder by publicly outlining their rights and easement boundaries
 - Protects the property owner by providing transparency, which aids the owner in avoiding damages to the easement.
 - All easement records should be properly retained in accordance with state guidelines. This will help to identify when it is time to refresh an easement in the public eye.



Protecting Your Easement

The primary ways to protect your easement:

Know your boundaries and rights!

- Clearly and precisely marked boundaries of the easement will ensure that both parties understand where their rights exist.

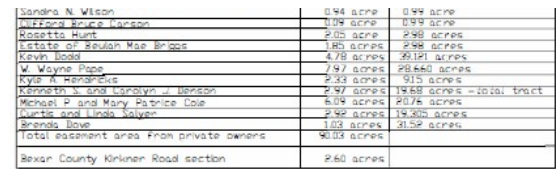
Beneficial for both parties to own a copy of the easement survey exhibit. Have a surveyor create an easily understandable exhibit.

Be transparent with your neighbors!

- If both the property owner and the easement holder understand the rights granted by the easement and the boundaries, then it is far less likely that they will negatively impact each other.

It is important to understand the use and conditions of both the easement and the property to ensure neither's use is infringed upon.





BOOK	NAME	TRACT SIZE	VOLUME	PAGE
C	MICHAEL P. COLE AND WIFE PATRICE COLE	20.76 AC	6540	982-OPR
NC	BRENDA BOVE, A WIDOW	31.529 AC	7096	1836-OPR
NC	KENNETH S. DENSON AND WIFE CAROLYN J. DENSON	19.978 AC	6507	1060-OPR
C	KENNETH S. DENSON AND WIFE CAROLYN J. DENSON	4.264 AC	5865	19-OPR
C	CURTIS AND LINDA SALTER	19.305 AC	1543	2314-OPR
C	JOSEPH S. PAMON III AND WIFE SANDY KAY RAMON	3.25 AC	7470	1567-OPR
C	JOSEPH S. PAMON III AND WIFE SANDY KAY RAMON	4.8 AC	11786	2065-OPR

Common Examples

- The San Antonio River Authority will refresh various types of easements or agreements depending on the need.
 - Inundation Easements
 - Utility Service Agreements
 - Wastewater services and operations
 - Wastewater Easements
 - Wastewater lines
 - Ingress/egress to wastewater infrastructure
 - Flood Control Structures
 - Dams
 - Berms



Questions?

