



RAY ROBERTS LAKE

GUIDELINES FOR ADJACENT PROPERTY OWNERS AND RESIDENTS

In keeping with the natural resources management mission of the U.S. Army Corps of Engineers, this publication is designed to acquaint adjoining property owners, residents, and other interested persons, with the land use designations and related restrictions, which apply to public lands, conservation easements, and flowage easements at Ray Roberts Lake.

<http://www.sfw-wc.usace.army.mil/lewisville/>



**US Army Corps
of Engineers®**

GOVERNMENT – OWNED (PUBLIC) LAND:

All public land at Ray Roberts Lake is owned by the Federal Government and is under the administration of the U.S. Army Corps of Engineers (Corps). The Corps and the Texas Parks and Wildlife Department (TPWD) are partners in the daily management of public land at Ray Roberts Lake. TPWD manages all parks (except the Overlook Park) commercial concessions, about six hundred acres (Culp Branch area), and the hunting program at Ray Roberts Lake. The Corps of Engineers manages the remainder of Ray Roberts Lake as Wildlife Management Area. A boundary fence delineates all public land at Ray Roberts Lake, including the Greenbelt Corridor. The boundary corners are marked with either pin markers or concrete markers, and signs stating "U.S. Boundary" are placed on the fence at intervals of several hundred feet. Signs denoting the wildlife management area are also placed at periodic intervals on the boundary fence.

USES OF PUBLIC LAND AVAILABLE TO ADJACENT PROPERTY OWNERS AND RESIDENTS:

1. Ray Roberts Lake State Park and Commercial Concession Leases:

The state park units and commercial concession areas at Ray Roberts Lake are managed as controlled access areas which may be entered only at designated entry points. Therefore, no person, including adjacent landowners and residents, may enter a state park area or commercial concession area at any point other than a designated entry point. Accordingly, adjacent property owners and residents may not construct access gates or stiles in the boundary fence adjacent to such areas, nor may they mow or underbrush public land in such areas.

2. Ray Roberts Wildlife Management Area (WMA):

Texas Parks and Wildlife Department is responsible for managing the Culp Branch Area and all public hunting on the Ray Roberts Wildlife Management Area. However, the Corps is responsible for land management concerns, such as oil and gas operations, public utility easements, grazing

leases and use of public land by adjacent property owners. Accordingly, adjacent property owners and residents should make written application to the Corps for any of the following uses. **Each application is subject to review by the Corps and TPWD. The wildlife management objectives, and or grazing leases in any given area may cause the application to be modified or denied.**

- a. Construction of a fence crossover stile in the boundary fence, no gates will be allowed due to planned grazing leases.
- b. Limited removal of vegetation to create a pedestrian path, not to exceed three feet in width, to the shoreline.
- c. Mowing of grass (3" in height) or underbrushing (less than 2" in diameter) will be allowed within fifteen feet adjacent to the government property line to control fires and rodents. No additional mowing will be allowed to allow the growth of wildlife habitat and improve erosion control.

Note: The Ray Roberts WMA is included in TPWD's Public Hunting Lands Program. All hunters entering the WMA must possess on their person a Texas Parks and Wildlife Annual Hunting Permit and must enter the WMA only at points designated for general public access.

3. Ray Roberts Lake Greenbelt Corridor:

The Greenbelt Corridor is dedicated for public recreation and is currently managed by Texas Parks and Wildlife as a controlled access area. The Greenbelt Corridor area will continue to be managed as a controlled access recreation area similar to park areas. Accordingly, adjacent property owners and residents may not construct gates, walk-throughs, or any other structure designed to achieve access through the boundary fence. Mowing and other vegetation removal is not allowed in the Greenbelt Corridor.

4. Conservation Easement Lands:

On certain tracts of land adjacent to the Greenbelt Corridor, the U.S. Army Corps of Engineers purchased a conservation easement in order to prevent use or development of the property that would conflict with preservation of the property in its scenic, natural condition. Generally, no use

of conservation easement land is allowed other than continuation of present agricultural grazing or crop production. For a complete description of the rights, terms, conditions, and restrictions that apply to conservation easement lands, affected property owners should refer to their property deeds.

USES OF PUBLIC LAND WHICH ARE PROHIBITED:

1. Any type of private exclusive use.
2. Placement of unattended personal property of any kind.
3. Mooring of boats or placement of other flotation devices.
4. Constructing buildings, roads, improved paths, or any other facilities.
5. Restricting public access either verbally or by posting signs on public lands.
6. Operating motorized vehicles except when operated on paved roads and at designated access points.
7. Launch or retrieve boats with motorized vehicles except at designated public boat ramps. (Property owners and residents adjacent to the Ray Roberts Wildlife Management Area may hand-carry small boats for launching and retrieving within the Wildlife Management Area).
8. Camping except in designated camping areas.
9. Disposing of household garbage or any other debris.
10. Building fires except in designated park areas with fire-rings or grills
11. Gathering firewood.
12. Allowing horses, cattle, or other livestock on public land except as authorized by lease agreement with the Corps.
13. Destroying, altering, or removing any facility, vegetation, or natural features.
14. Use of fireworks.
15. Removal of boundary fence or monument markers.

FLOWAGE EASEMENT LAND:

Perpetual flowage easement estates, such as those the Government holds over property owned by others in the Ray Roberts Lake area, grant the Government full, complete, and perpetual right, power, privilege, and easement, to occasionally overflow, flood, and submerge lands in connection with the operation and maintenance of the lake. Flowage easement lands around Ray Roberts Lake are defined as those lands below the elevation contour of 645.50 feet above mean sea level.

A typical flowage easement deed is available from the Corps of Engineers Elm Fork Project Office. An identical or similar description may be found in the deeds, or cited for reference in the appropriate county deed records. In some instances, the references to flowage easements are omitted when property is sold and new deeds prepared. The omission does not diminish the legality or validity of flowage easement restrictions over the property involved.

ACTIVITIES ALLOWED ON FLOWAGE EASEMENT INCLUDE:

- 1. Constructing a fence to, or along, the Government boundary fence.
- 2. Mowing, removing, or planting vegetation on flowage easement.
- 3. Selling or leasing the land to others, subject to all restrictions contained in the flowage easement instrument.

ACTIVITIES THAT ARE PROHIBITED ON FLOWAGE EASEMENT LANDS:

- 1. Constructing or maintaining any structure for human habitation, including mobile homes, travel trailers, recreational camping vehicles, tents, or other shelters.
- 2. Placing or constructing any other structure or facility in, under, on, or over the land without prior written approval from the District Engineer. This includes, but is not limited to, the buildings, roads, ramps, ditches, channels, dams, dikes, wells, earthen tanks, swimming pools, utility lines, and tramways.
- 3. Placing fill material or changing natural contours for the purpose of elevating land above 645.50 elevation contour, or in any

manner which would reduce the flood storage capacity of Ray Roberts Lake.

ACTIVITIES THAT MAY BE PERMITTED ON FLOWAGE EASEMENT LANDS:

The Owner of properties located in a flowage easement must make written application for a permit to place or construct any type of structure or facility on flowage easement property. With written approval of the District Engineers, the landowner may:

- a. Construct almost any type of building, other than one designated or intended for human habitation or commercial use.
- b. Build streets or roads.
- c. Construct utility lines.
- d. Drill or dig wells.
- e. Construct water, sewer, or septic tanks and systems.

The construction of wells, water, sewer, or septic systems will be examined on a case-by-case basis to ensure that no pollution of the lake, or water wells, not any interference with the operation of the reservoir, will occur. Construction must be in accordance with all applicable laws, rules, and regulations. Requests for sewage and septic systems require written approval from county health officials. The approval must accompany the request to the District Engineer. Texas Department of Health regulations require, in the case of Ray Roberts Lake, that all septic systems be located a minimum of 75 feet in horizontal distance above the 640.50 elevation contour.

PERMIT APPLICATION:

All requests for construction or placement of any structure or facility on Government Fee land or flowage easement land must include:

- A letter of application
- detailed design plans, including the purpose for the structure. Provide the elevation of the proposed structure or activity and include design plans for the baseline and finished floor elevations.
- plat map showing the location of the proposed action and the relationship with the government boundary and lakeshore (2 copies), elevation

- calculations of any excavations and/or fill. There can be no net loss of flood storage capacity.
- a map with the elevations of the structure or activity, cut and fill locations, and the relationship with the government property line and the flowage easement controlling elevation.
- Other information as required for specific requests, e.g., electric line low sag height requirements, sewage system requirements, anchorage systems, etc.

SUMMARY OF IDEAS TO CONSIDER:

Before purchasing land adjacent to Ray Roberts Lake, there are three items that should be checked to determine if the land is suitable for the intended purposes.

- 1. Check to see if the 645.50 elevation contour (upper extent of flowage easement) and the government property line are identified. This is done by the person selling the land when the property lines are surveyed. If they are not identified, contact the U.S. Army Corps of Engineers.
- 2. Contact Denton, Grayson, or Cooke County health officials for septic system permitting procedures.
- 3. Establish on the ground whether or not there is enough space **ABOVE elevation 645.50** (upper extent of flowage easement) on which to place a mobile home or construct a house with a septic system.

After the land is purchased, apply for all necessary permits, licenses, and contracts well in advance of construction.

We are engaged in preserving and restoring natural scenic beauty at Ray Roberts Lake, and we appreciate your cooperation on public and flowage easement lands. Your assistance in erosion control, pollution abatement, and protection of scenic qualities will help preserve Ray Roberts Lake for present and future generations to enjoy.

PLEASE ADDRESS ALL PERMIT APPLICATIONS OR OTHER CORRESPONDENCE TO:

**Lake Manager
Ray Roberts Lake Project Office
U.S. ARMY CORPS OF ENGINEERS
1801 N. MILL ST**

**LEWISVILLE, TEXAS 75057
469-645-9100**

FOR INFORMATION OF RAY ROBERTS LAKE STATE PARK, CONTACT:

**PARK MANAGER
RAY ROBERTS LAKE STATE PARK
100 PW 4137
PILOT POINT, TEXAS 76258-8944
940-686-2148**

FOR INFORMATION OF RAY ROBERTS LAKE WILDLIFE MANAGEMENT AREA, CONTACT:

**RAY ROBERTS WILDLIFE MANAGEMENT OFFICE
940-637-5475**



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