

# 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.**

Weblink:

https://www.swf-wc.usace.army.mil/rayroberts/index.asp

**Conservation Pool** 632.5’ msl

**Uncontrolled Spillway** 645.5’ msl

**Flowage Easement** 646’ msl

**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 (USACE). Ray Roberts Lake and dam provide a multi-purpose reservoir for flood risk management, water supply, fish and wildlife management, and recreation within the Trinity River Basin. The USACE administers the surrounding federal lands and water surface to provide a variety of public, outdoor recreation opportunities. Recreation facilities on Federal land at Ray Roberts Lake are currently leased to the Cities of Dallas and Denton, who sublease the areas to the Texas Parks and Wildlife Department (TPWD). These areas are operated and maintained by TPWD as Ray Roberts Lake State Park.and TPWD oversees all parks, commercial concessions (marinas), and the public hunting program at Ray Roberts Lake. USACE has oversight of the operation and maintenance of the dam and flood control structure, coordinates with local stakeholders involving utility crossings and public roadways and works with adjacent landowners and private property developers regarding boundary line and flowage easement issues. In most cases, 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 or pedestrian gate in the boundary fence. Note: gates will be allowed only at the discretion of the Lake Manager and are reviewed on a case-by-case basis. In some instances, neighborhood access points may dictate whether individual gates will be permitted.

b. Limited removal of vegetation to create a pedestrian path, not to exceed five feet in width, to the shoreline.

c. Mowing of grass (3” or greater in height) or under-brushing (less than 2” in diameter) will be allowed within 15 ft adjacent to the government property line to control fires and rodents and provide for boundary fence maintenance. No additional mowing is permitted 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 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. Affected property owners should refer to their property deeds for a complete description of the rights, terms, conditions, and restrictions that apply to conservation easement lands.

**USES OF PUBLIC LAND WHICH ARE PROHIBITED:**

**1.** Use of public lands for any type of private exclusive use or use that gives the appearance of such including but not limited to ornamental landscaping or lawn maintenance.

**2.** Placement of unattended personal property of any kind.

Personal property, including vessels, shall not be placed on the shoreline of Federal lands unless within a designated Recreation Area. After a period of 24 hours personal property along the shoreline shall be presumed to be abandoned and may be impounded.

**3.** Mooring of boats or placement of other flotation devices.

Vessels shall not be attached or anchored to structures such as locks, dams, buoys, or other structures.

**4.** Constructing buildings, roads, improved paths, or any other facilities.

**5**. Restricting public access either verbally or by posting signs on public lands.

**6.** Operation of 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 to launch and or retrieve within the Wildlife Management Area). Hand-carried boats may not be left on the shoreline for longer than 24 hours.

**8.** Camping on public land except in designated camping areas.

**9.** Disposing of household garbage or any other debris on public land.

**10.** Building fires on public land except in designated park areas with fire-rings or grills.

11. Gathering firewood on public lands.

**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 is prohibited at ALL times.

**15.** Removal or alteration of boundary fence or monument markers.

**16.** Dogs and cats must be under the control of their owner at all times. Dogs, cats, or other pets must be penned, caged, on a leash six feet in length or otherwise physically restrained in developed recreation areas or adjacent waters.

**17.** Privately owned sewage facilities are not allowed on Government land.

**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 Lake Office. An identical or similar description may be found in the deed to your property or cited for reference in the appropriate county deed records. In some instances, the references to flowage easements are omitted when property changes ownership and new deeds are 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 line, ensuring Corps boundary markers/monuments are not removed or altered and that water may freely pass through the fence. A permit is required to construct a fence on Government property

**2.** Mowing, clearing, 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 in, under, on, or over, the land, for human habitation, including mobile homes, travel trailers, recreational camping vehicles, tents, or other shelters which are normally used for overnight occupancy, as well as commercial structures are prohibited.

**2.** Placing or constructing any other structure or facility in, under, on, or over the land *without prior written approval from the District Engineer is prohibited.* This includes, but is not limited to, 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 then 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.

f. Construct Swimming Pools

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, nor any interference with the operation of the reservoir, will occur. Construction must be in accordance with all applicable laws, rules, and regulations. Specifically in the case of requests for sewage and septic systems, written approval from either the County Environmental Health Department, (if the site is located in an unincorporated area), or the City within whose jurisdiction the site is located and/or the Texas Commission on Environmental Quality (TCEQ), Region 4 Office located in Arlington, Texas 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 should not be located within a minimum of 75 feet in horizontal distance to the lake water surface at the uncontrolled spillway elevation of 645.50 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:

1. A letter of application to the Lake Manager
2. Detailed design/construction plans

**3.** A plat map showing the location of the proposed action and the relationship with the government boundary and lakeshore.

**4.** Written approval from any other agencies as noted previously.

**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 your 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 should be identified on the survey plat for the property. If they are not identified, contact the U.S. Army Corps of Engineers to ask for assistance in determining whether the property in question is encumbered with flowage easement. Identifying whether the property has a flowage easement and where the controlling elevation contour is located on the property will help to determine whether the property is buildable and where a habitable structure could be placed.

**2.** Contact Denton, Grayson, or Cooke County Environmental Health Department officials for information and requirements for submitting a permit for testing, design requirements and install of a septic system.

**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 strive to work with all stakeholders. It is our mission to provide storage in the reservoir for drinking water, to provide downstream flood protection, to make quality outdoor recreational opportunities available to the public, and to be stewards of the local natural resources. 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:**

**RESERVOIR 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**

**940-686-2148**

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

**RAY ROBERTS WILDLIFE BIOLOGIST**

**940-627-5475**

