Learning Objectives

You’ll be able to:

Get tips on reading and writing land descriptions.

Learn principles of boundary location.

Understand distinctions between different types of easements.

Defend against claims for adverse possession.

Comply with rules regarding access to surface and groundwater.

Learn about resolving boundary disputes using techniques such as litigation, arbitration, mediation, agreements and title insurance.

Boundaries and Easements

Houston, TX - Thursday, June 7, 2018

Understanding RIPARIAN AND WATER RIGHTS

Determining access rights to surface waters

Determining rights to groundwater

Complying with regulations restricting access to and use of surface water and groundwater

Resolving Boundary Disputes

Types of boundary disputes

Adverse possession, easements, boundaries

Obtaining and reviewing boundary evidence

Methods for establishing disputed boundaries

Participating in dispute resolution techniques

Litigation, arbitration, mediation, agreements, title insurance

Examining boundary dispute case studies: exploring techniques for resolving sample disputes

Understanding Utility Easements and Rights of Way

Current law on utility rights of way

State laws and regulations

Types of utilities affected

Utilities, water, natural gas, telecommunications, communications

Basis for and definition of the easement

Encroachments and interferences

Maintenance

Current issues involving utility easements

Condemnation law

Defining Trespass and Adverse Possession

Defining trespass and required elements

Reviewing the history of adverse possession

Maintaining a claim for adverse possession

Elements of a claim

Defending against a claim for adverse possession

Examining recent trespass and adverse possession cases

Understanding Texas Easements

Categories of easements

Affirmative and restrictive easements

Appurtenant and in gross easements

Private and public easements

Undeveloped easements

Specific types of easements

Express and implied easements

Necessary and permissive easements

Easements by deed, dedication, reservation, prescription, estoppel

Adverse possession and condemnation

Conservation and preservation easements

Locating Land Boundaries on Paper (And on the Ground)

Interpreting land descriptions

Metics and bounds

Lot and block

Do’s and don’ts for writing descriptions

Applying principles of boundary location

Collecting and evaluating all types of boundary evidence:

Documents, physical evidence, people, surveys

Locating the described land on a map

Understanding and using geographic information systems (GIS)

Solving land description and boundary location problems

Understanding Water Rights

History and development of riparian rights

Determining land boundaries near the water line

Determining access rights to surface waters

Determining rights to groundwater

Complying with regulations restricting access to and use of surface water and groundwater

Continuing Education Credits

Atorneys & Paralegals

8.0 Texas CLE hours

TBLS: 8.0 Real Estate Law

Texas Escrow Officers

8.0 General CE Hours

Professional Engineers & Land Surveyors

8.0 PDHs

Landmen

8.0 AAPL CE Hours
Mr. Sherlock is a licensed professional land surveyor in Texas who has been involved in numerous cases involving all aspects of land surveying. He has experience in a variety of areas, including real estate, eminent domain, and environmental law. Mr. Sherlock advises individuals seeking to acquire property about their possible liabilities and responsibilities under the law, and represents clients in matters involving land surveying and related issues. He has represented clients in numerous matters involving land surveying, eminent domain, and environmental law.

Larry Sherlock BPS, John Marrs Ellis & Hodge, L.L.P., Houston

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