



SARA E. DYSART
Attorney at Law

206 Primera Drive
San Antonio, Texas 78212

Board Certified Commercial Real Estate Law
Texas Board of Legal Specialization
Sole Practitioner
Briefing Attorney for the 4th Court of Appeals 1981 - 1982

EDUCATION

St. Mary's University School of Law, J.D., *with distinction*, May 1981
University of Texas at San Antonio, Master of Arts, May 1977
St. Mary's University, Bachelor of Arts, *magna cum laude*, May 1974

PROFESSIONAL MEMBERSHIPS

State Bar of Texas Director 2012 – 2015
Co-Chair of the SBOT Annual Meeting 2015
Texas Bar College Board of Directors 2019-2025
American College of Real Estate Lawyers 2011 – present
Guardian Member of the Texas Access to Justice Society, Texas Access to Justice Commission
Texas Board of Legal Specialization Commission 2024-27
Texas Board of Legal Specialization Real Estate Law Advisory Commission 2015–24
Texas Board of Legal Specialization Real Estate Law Exam Commission 2015-27
State Bar of Texas Real Estate, Probate & Trust Law Section Council Member 2011–15;
Treasurer 2024-25; Vice Chair/Secretary 2025-26.
Texas Bar Foundation, Fellows Past Chair (2025-26), Trustee (2015-2018 & 2022-26);
Sustaining Life Fellow (Fellow since 1991); Co-Chair of District 10 Fellows Nominating
Committee 2013 –14 & 2021-22
State Bar of Texas - Real Estate Forms Committee 2004 – 2024 (Chair 2018-2020)
State Bar of Texas Lawyers Concerned for Lawyers Committee (Chair 2009 – 2010)
San Antonio Bar Foundation - Chair 1998 – 1999
State Bar of Texas District 10 PEP Grievance Committee Chair 1998-1999
San Antonio Bar Association - Treasurer 1991 - 1992; 1996 -1997; Director 2010 -2012
San Antonio Bar Association Real Estate Section Chair 2013 – 2020
San Antonio Real Estate Discussion Group Chair 2005 - present
Bexar County Women's Bar Association - Treasurer 1989

St. Mary's University School of Law Board of Visitors 2016- present (Chair 2018-2022)
St. Mary's Law Alumni Association - President 1991 - 1992

Member of Planning Committees for many Texas BarCLE real estate law and Texas Bar College courses. Course Director at Texas Bar CLE 25th Annual Summer School 2023; 41st Annual Advanced Real Estate Law Course 2019, 27th Annual Advance Real Estate Drafting 2016 4th Annual Real Estate Strategies Course 2010, and 30th Annual Advanced Real Estate Law Course 2008

PROFESSIONAL RECOGNITIONS

San Antonio Women's Hall of Fame 2026
St. Mary's School of Law Hispanic Law Association 2025 Distinguished Law Graduate.
St. Mary's University School of Law Faculty Thomas More Award
San Antonio Bar Association Lifetime Achievement Award-- Joe Frazier Brown, Sr. Award of Excellence 2023
Texas Board of Legal Specialization Tom Garner Award 2022
San Antonio Council on Alcohol and Drug Awareness Allan K. Dubois Community Champion Award 2021
State Bar of Texas Real Estate Probate and Trust Section Lifetime Achievement Award—Real Estate 2021
St. Mary's University School of Law Distinguished Graduate 2020
Texas Bar Foundation 2020 Terry Lee Grantham Memorial Award
San Antonio Legal Services Association President's Award 2020
St. Mary's University 2019 Distinguished Graduate
San Antonio Business Journal 2018 Outstanding Lawyer
Association of Corporate Counsel South Texas Chapter 2017 C. Lee Cusenbary Ethical Life Award
State Bar of Texas Presidents' Award 2016
State Bar of Texas Presidential Citation 2015
TexasBarCLE's "Standing Ovation Award" 2015
Bexar County Women's Bar Foundation Belva Lockwood Outstanding Attorney Award 2015
San Antonio Bar Foundation Peacemaker Award 2014
State Bar of Texas Advanced Real Estate Weatherbie Workhorse Award 2013
State Bar of Texas Lawyers Concerned for Lawyers Ralph Mock Memorial Award 2012
San Antonio Bar Association President's Award 2007, 2012, 2015 & 22
Texas Monthly Super Lawyer for numerous years

COMMUNITY COMMITMENT

St. Mary's University Board of Trustees (1993-94; 2000 to present)
Incarnate Word High School Board of Directors (2022 – present; currently Chair)
Broadway Bank Board of Directors (2019 – present)
San Antonio Council on Alcohol and Drug Awareness Board of Directors (2008-2019); Advisory Board (Chair 2020 - present)
Real Estate Founders' Council, UTSA
San Antonio River Foundation Board of Directors (2016-22)

PUBLICATIONS AND PRESENTATIONS INCLUDE

Ten Guidelines for Drafting Clear Enforceable Documents, 37th Annual Advanced Drafting Course, State Bar of Texas, March 2026

Legal Writing: Drafting Clear & Concise Legal Documents, 36th Annual Advanced Drafting Course, State Bar of Texas, March 2025

The Importance of Deeds—Legal Title v. Equitable Title, 35th Annual Advanced Drafting Course, State Bar of Texas, March 2024

Contract Drafting—A Skill To Be Developed! 34th Annual Advanced Drafting Course, State Bar of Texas, March 2023

Joy Is An Inside Job—Apply Today! Empowering Senior Lawyers, State Bar of Texas, December 2022

Drafting Clearly Is Important—Texas Cases Where It Made A Difference [Part II], 15th Annual Advanced Real Estate Strategies, State Bar of Texas, February 2022.

A Walk Down Bad Deed Lane, 42nd Annual Advanced Real Estate Law Course, State Bar of Texas, July 2020.

Board Certified in Real Estate Law—Me? Real Estate Law 101, State Bar of Texas, July 2020.

When All Else Fails Read the Manual--the Real Estate Forms Manual, 20th Annual Advanced Drafting Course, State Bar of Texas, March 2019

Revisions to Real Estate Documents Based Upon 2017 Legislative Changes, 29th Annual Advanced Drafting Course, State Bar of Texas, March 2018

Tenant Estoppel Certificate and SNDA from a Tenant's Perspective, 28th Annual Advanced Drafting Course, State Bar of Texas, March 2017

Texas Estates Code Redefines Secured Creditor's Rights and Remedies, 51st Annual William W. Gibson, Jr., Mortgage Lending Institution, University of Texas School of Law, September 2017.

Reservation or Exception, What Is It Going To Be?, Texas Land Title Institute, December 2016

The Visual Rights Act of 1990 Collides with Real Estate Ownership, American College of Real Estate Attorneys, March 2016

Seller Should Provide Accurate Statutory Notices Incident to the Sale of Real Property, 37th Annual Advanced Real Estate Course, State Bar of Texas, July 2015

Loan Documents as an Operations Manual, 48th Annual William W. Gibson, Jr., Mortgage Lending Institution, University of Texas School of Law, September 2014

Drafting Seller Financing Documents, 25th Annual Advanced Drafting Course, State Bar of Texas, March 2014

Negotiating Loan Documents- Post 2008, 24th Annual Advanced Drafting Course, State Bar of Texas, March 2013

Texas Probate Code Redefines Secured Creditor's Rights and Remedies (Clarified by 2011 Amendments), 32nd Annual Advanced Real Estate Course, State Bar of Texas, July 2012

Buyer at Foreclosure (New Meaning to "Buyer Beware"), 44th Annual William W. Gibson, Jr., Mortgage Lending Institution, University of Texas School of Law, September 2010

Maturity Dates, Defaults, and Refinancing Options, 32nd Annual Advanced Real Estate Course, State Bar of Texas, July 2010

Mandatory Disclosure Notices Incident to the Sale of Real Property, 21st Annual Advanced Drafting Course, March State Bar of Texas, March 2010

Deed in Lieu of Foreclosure and Other Workout Options, 43rd Annual William W. Gibson, Jr., Mortgage Lending Institution, University of Texas School of Law, September 2009

Workouts Including Forbearance Agreements, Reinstatement Agreements, Short Sales, and Deeds in Lieu of Foreclosure, 31st Annual Advanced Real Estate Law Course, State Bar of Texas, July 2009

Workouts Including Forbearance, Agreements, Reinstatement Agreements, Short Sales, and Deeds in Lieu, 31st Annual Advanced Real Estate Law Course, State Bar of Texas July 2009

Planning for Defaults, Workouts, and Foreclosures, 20th Annual Advanced Real Estate Drafting Course, State Bar of Texas, March 2009

Accepting and Delivering a Deed in Lieu of Foreclosure, 42nd Annual William W. Gibson, Jr., Mortgage Lending Institute, University of Texas School of Law, September 2008

The Impact of the Texas Supreme Court's Adoption of Section 87(1)(A) of the Restatement (Second) of Contracts, 19th Annual Advanced Drafting Course, State Bar of Texas, March 2008

Attorney Acting as a Substitute Trustee in a Non-Judicial Foreclosure Sale, 18th Annual Advanced Real Estate Drafting Course, State Bar of Texas, March 2007

Texas Probate Code Redefines Secured Creditor's Rights and Remedies, 41st Annual William W. Gibson, Jr., Mortgage Lending Institute, University of Texas School of Law, September 2006.

Impact of Loan Documents on the Borrower, 26th Annual Advanced Real Estate Law Course, State Bar of Texas, July 2004

A POTPOURRI OF ISSUES: Accelerated Rent, Preserving a Guarantor's Liability and Non-Recourse Provisions for Landlord Tenant, Real Estate Law: Leases In-Depth, SMU School of Law, March 1997

Atom Bomb Review of a Deed of Trust in Commercial Lending (from the Borrower's Perspective), Real Estate Law: Mortgages in Depth, SMU School of Law, January 1993

Earnest Money Contracts for the Purchaser of Raw Land (Reviewed from a Buyer's Perspective), Workouts and Closings, University of Houston CLE Course, March 1991 and March 1992

Partial Release Clauses and Subordination Agreements: The Consequences of Drafting Unclear Provisions, 3rd Annual Advanced Real Estate Drafting Course, State Bar of Texas, January 1991

The Effect of Foreclosure on Other Liens and Encumbrances, St. Mary's Eleventh Annual Procedural Law Institute, Foreclosure Litigation, November 1989

The Continued Existence of Deeds in Lieu of Foreclosure, State Bar of Texas, 11th Annual Advanced Real Estate Law Course, May 1989

The Power of Sale – The Heart and Soul of a Deed of Trust, Real Estate Law: Mortgages in Depth Program, SMU School of Law, January 1989

Basics of Negotiating Deeds of Trust and Other Real Estate Security Documents, State Bar of Texas, 9th Annual Real Estate Law Course, May 1987

Real Estate Documents, Symposium Editor, Real Estate Finance -- An Emphasis on Texas Law, St. Mary's Law Journal, Vol. 12, No. 4 (1981)

Comment, USLTA: Article 5 A Construction Liens Analyzed in Light of Current Texas Law on Mechanic's and Materialmen's Liens, 12 St. Mary's L.J. 113 (1980)