

TEXAS 30-HOUR PRINCIPLES OF REAL ESTATE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://tx30hrprinciplesofrealestate.examzify.com>



Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.

SAMPLE

Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

SAMPLE

Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

SAMPLE

- 1. What action is TREC not permitted to take regarding license holders and contracts?**
 - A. Prohibit a license holder from using a contract that has been drafted by the property owner's attorney
 - B. Regulate the terms of contracts
 - C. Enforce contract terms
 - D. Mandate the use of standard contracts

- 2. What type of legal description includes the name of a principal meridian?**
 - A. Rectangular government survey
 - B. Metes and bounds
 - C. Lot and block
 - D. Survey plat

- 3. Which type of legal description do courts prefer for its clarity?**
 - A. Metes and bounds
 - B. Lot and block
 - C. Rectangular survey
 - D. Surveyor's description

- 4. How large is a section in the rectangular government survey system?**
 - A. 320 acres
 - B. 640 acres
 - C. 480 acres
 - D. 720 acres

- 5. How should Kellan and Stacy resolve their property boundary dispute?**
 - A. Consult a mediator
 - B. Negotiate directly without legal help
 - C. Take the dispute to court
 - D. Obtain a second survey

- 6. Which leasehold estate allows either party to terminate the lease with notice?**
- A. Estate for years
 - B. Estate at will
 - C. Periodic estate
 - D. Tenancy at sufferance
- 7. What is a base line in the rectangular government survey system?**
- A. An east-west line used as a reference point
 - B. A north-south line used for measurements
 - C. A division line for property ownership
 - D. A type of zoning classification
- 8. What best defines an equitable lien?**
- A. Created by a written agreement
 - B. Created by operation of law
 - C. Created by a court of common law
 - D. Created through a mortgage
- 9. When a buyer insists the agent breaches their duty to the contract, what is at odds with the agent's duty?**
- A. Duty of confidentiality
 - B. Duty of obedience
 - C. Duty of loyalty
 - D. Duty of disclosure
- 10. In a contract, which of the following provides evidence of each party's rights and responsibilities?**
- A. The oral agreement and witnesses
 - B. The written word and parties' signatures
 - C. Only the signatures of the parties
 - D. Implied agreements made verbally

Answers

SAMPLE

1. A
2. A
3. B
4. B
5. C
6. B
7. A
8. C
9. B
10. B

SAMPLE

Explanations

SAMPLE

1. What action is TREC not permitted to take regarding license holders and contracts?

- A. Prohibit a license holder from using a contract that has been drafted by the property owner's attorney**
- B. Regulate the terms of contracts
- C. Enforce contract terms
- D. Mandate the use of standard contracts

The correct action that TREC is not permitted to take is prohibiting a license holder from using a contract that has been drafted by the property owner's attorney. This is because TREC cannot interfere with private agreements or impose restrictions on the legal contracts created between parties, as these contracts are a matter of private law. License holders may utilize contracts that are specifically drafted to address the needs and terms agreed upon by the parties involved, which can include contracts drafted by attorneys representing property owners. On the other hand, regulating the terms of contracts, enforcing contract terms, and mandating the use of standard contracts fall within the authority of TREC. The commission is responsible for ensuring that real estate practices are conducted fairly and legally, which includes overseeing the types of contracts that can be used in real estate transactions and providing standardized forms to promote consistency and compliance in the industry. Thus, the ability to establish regulations and enforce contract compliance reflects the role TREC plays in maintaining order and legal integrity within the real estate market.

2. What type of legal description includes the name of a principal meridian?

- A. Rectangular government survey**
- B. Metes and bounds
- C. Lot and block
- D. Survey plat

The rectangular government survey system is the correct choice because it employs a grid system to identify land parcels, using principal meridians and base lines as the foundational reference points. Each principal meridian serves as a north-south reference line, and land is surveyed in townships and sections based on this system. The use of principal meridians is a hallmark characteristic that distinguishes rectangular government surveys from other methods of legal land description. In contrast to the rectangular survey, metes and bounds describe properties using physical features and distances without referencing a grid or meridian system. Lot and block descriptions are based on recorded subdivision plats and provide a more simplified reference using lots and blocks rather than geographical coordinates or meridians. Survey plats depict the layout of a specific parcel of land but do not inherently include the concept of a principal meridian. Thus, the rectangular government survey uniquely identifies properties by noting the principal meridian, making it the relevant answer.

3. Which type of legal description do courts prefer for its clarity?

- A. Metes and bounds
- B. Lot and block**
- C. Rectangular survey
- D. Surveyor's description

Courts prefer the lot and block legal description for its clarity because it provides a straightforward reference to specific parcels of land within a recorded subdivision. This system relies on a subdivision plat, which is a map that illustrates where each lot resides in relation to streets and other lots. Once a plat has been filed, lot numbers and block numbers become easily understood by anyone looking to identify property boundaries, making it simple to locate and reference in legal contexts. This clarity is particularly beneficial in urban and suburban settings where subdivisions are common, as it minimizes potential disputes and confusions about property lines. Lot and block descriptions are well-structured, allowing for efficient navigation through legal documents and facilitating easier transactions. Other legal descriptions, such as metes and bounds, can sometimes be more complicated and less clear, as they describe property boundaries based on distance and directions from identifiable landmarks, which may vary in interpretation. The rectangular survey system provides a methodical approach, especially in rural areas, but may lack the specificity that lot and block descriptions offer in developed regions. Surveyor's descriptions usually necessitate expert interpretation and may not be as easily understood by the general public or involved parties.

4. How large is a section in the rectangular government survey system?

- A. 320 acres
- B. 640 acres**
- C. 480 acres
- D. 720 acres

In the rectangular government survey system, a section is defined as a square piece of land that occupies one mile on each side, totaling 640 acres. This system is designed to create a clear framework for mapping and describing land in the United States, particularly in the west, allowing for straightforward division and conveyance of property. Each township, which is 36 square miles, is divided into 36 sections, with each section representing one square mile. This consistency in measurement makes it easier to identify and manage land parcels in real estate transactions.

5. How should Kellan and Stacy resolve their property boundary dispute?

- A. Consult a mediator
- B. Negotiate directly without legal help
- C. Take the dispute to court**
- D. Obtain a second survey

The best course of action for Kellan and Stacy to resolve their property boundary dispute is to obtain a second survey. A second survey can provide an accurate and impartial measurement of the property boundaries, clarifying any discrepancies that may exist between their understanding of the boundary and what is legally established. This objective information can often help resolve disputes without escalating to further conflict. Obtaining a second survey allows both parties to have a clear, factual basis for discussion and negotiation, which can facilitate resolution. Having professional and precise data on boundaries can significantly mitigate misunderstandings and can be used in negotiations or legal proceedings if needed. This step is often critical before resorting to more confrontational measures, such as legal action, which can be costly and time-consuming. While mediation and direct negotiation can be effective in some cases, they may not resolve the fundamental issue of unclear boundaries. Relying solely on negotiations without clear data may lead to a stalemate. Taking the dispute to court tends to be a last resort due to its expense and potential for further entrenchment in conflict, making the second survey the most constructive first step in resolving their dispute.

6. Which leasehold estate allows either party to terminate the lease with notice?

- A. Estate for years
- B. Estate at will**
- C. Periodic estate
- D. Tenancy at sufferance

The leasehold estate that allows either party to terminate the lease with notice is the estates at will. This type of estate does not have a fixed duration, making it more flexible compared to other leasehold types. Typically, either the landlord or the tenant can end the agreement at any time, provided they give reasonable notice. This flexibility makes estates at will particularly useful in situations where long-term commitments are not practical or necessary. In contrast, an estate for years has a definitive beginning and ending date, and does not allow for termination without mutual consent prior to the end of the lease term. Similarly, a periodic estate involves lease periods that repeat (such as month-to-month), but generally requires specific notice periods for termination, which is not as immediate as in an estate at will. Finally, a tenancy at sufferance occurs when a tenant remains in possession after the lease has expired and lacks the agreement of the landlord to continue, which does not provide either party the option to terminate as it is not a true leasehold estate. Therefore, the correct choice clearly demonstrates the flexibility and mutual termination rights characteristic of the estate at will.

7. What is a base line in the rectangular government survey system?

- A. An east-west line used as a reference point
- B. A north-south line used for measurements
- C. A division line for property ownership
- D. A type of zoning classification

In the rectangular government survey system, a base line is defined as an east-west line used as a reference point for the organization of land. This system divides land into townships and ranges, where the base line runs horizontally (east-west) and is paired with principal meridians that run vertically (north-south). The base line serves as a fundamental starting point for surveyors to create a grid for land descriptions, helping in the identification and mapping of parcels of land. This system enhances clarity and is especially useful in large-scale land surveys, making it easier to locate specific areas. The terminology associated with the rectangular survey system is crucial in real estate for accurate property descriptions. The other options pertain to different aspects of land use and management but do not accurately describe the foundational role of a base line in this survey system.

8. What best defines an equitable lien?

- A. Created by a written agreement
- B. Created by operation of law
- C. Created by a court of common law
- D. Created through a mortgage

An equitable lien is best defined as one that is created by operation of law rather than through a written agreement or specific legal instrument. This type of lien serves the purpose of ensuring that a party has a legal right or claim against a property, often arising from a court action or statutory provision that imposes the lien as a means to secure an obligation or enforce a right. In contrast to agreements or mortgages that require specific documentation, an equitable lien is typically established when someone has a claim based on fairness—such as when they have contributed to property improvement or have paid expenses on behalf of the property owner. The law recognizes this claim to prevent unjust enrichment, effectively allowing the claimant to seek recovery on the property even in the absence of a formal contract. Understanding that equitable liens are grounded in principles of fairness and justice, rather than traditional forms of writing or court rulings, clarifies their role in property and real estate law.

9. When a buyer insists the agent breaches their duty to the contract, what is at odds with the agent's duty?

- A. Duty of confidentiality
- B. Duty of obedience**
- C. Duty of loyalty
- D. Duty of disclosure

The correct response highlights the obligation of the agent to follow the lawful instructions of the client as part of their duties under a contract. Duty of obedience requires agents to comply with their client's directives, as long as those directives are lawful and in line with the contractual agreement. When a buyer claims that the agent has breached this duty, it suggests that the agent may not have adhered strictly to the buyer's instructions or desires within the scope of the contract. In contrast, the other duties listed—such as confidentiality, loyalty, and disclosure—each pertain to different aspects of the agent-client relationship. For instance, the duty of confidentiality requires agents to keep their clients' information private, while the duty of loyalty emphasizes putting the client's interests above all others. The duty of disclosure involves informing clients of all material facts that might affect their decisions. While these duties are essential, they do not directly relate to the obligation to obey the client's instructions. Therefore, when an allegation of breach is made pertaining to the agent's responsibilities under the contract, the duty of obedience is specifically at issue.

10. In a contract, which of the following provides evidence of each party's rights and responsibilities?

- A. The oral agreement and witnesses
- B. The written word and parties' signatures**
- C. Only the signatures of the parties
- D. Implied agreements made verbally

The written word and parties' signatures serve as the definitive evidence of each party's rights and responsibilities in a contract. A written contract clearly outlines the terms agreed upon by the parties, detailing what each party is obligated to perform or provide. The signatures of the parties indicate their consent to the terms laid out in the document, reinforcing its enforceability in a court of law. Written contracts are generally preferred because they provide a clear and tangible record of the agreement, which helps to prevent disputes over the terms. In contrast, oral agreements can be ambiguous and difficult to prove in case of a disagreement. While witnesses may provide support in asserting that an oral agreement existed, they do not offer the same level of clarity and protection that written documentation does. Moreover, relying solely on signatures without a comprehensive written context can leave the rights and responsibilities poorly defined and open to interpretation. Similarly, implied agreements made verbally lack the explicitness necessary for legal enforcement and can lead to misunderstandings about what was actually agreed upon. Thus, the combination of the written word and the parties' signatures stands as the most solid foundation for establishing clear rights and duties within a contract.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://tx30hrprinciplesofrealestate.examzify.com>

We wish you the very best on your exam journey. You've got this!

SAMPLE