

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR (RPLS) PRACTICE TEST (SAMPLE) STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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

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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

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- 1. In terms of property, what does "appurtenant" signify regarding an easement?**
 - A. It is not permanent
 - B. It benefits a specific piece of land
 - C. It is limited to the owner
 - D. It can be easily revoked
- 2. How many varas are in one cordel?**
 - A. 25 varas
 - B. 50 varas
 - C. 100 varas
 - D. 150 varas
- 3. What rule is referenced in the natural resource code regarding survey definitions?**
 - A. Thirty Foot Rule
 - B. Fifty Foot Regulation
 - C. Standing Measure
 - D. Land Use Rule
- 4. What was the time period for 3rd and 4th class headrights?**
 - A. Between 1/1/1836 and 3/1/1837
 - B. Between 3/2/1836 and 10/1/1837
 - C. Between 10/1/1837 and 1/1/1842
 - D. Between 1/1/1842 and 12/31/1845
- 5. When is an easement appurtenant generally considered to be easily located?**
 - A. When it belongs to a commercial entity
 - B. When it has historical significance
 - C. When it passes with the sale of land
 - D. When it is established through a survey

- 6. What is the area in acres equivalent to a League?**
- A. 640 acres
 - B. 1000 acres
 - C. 440 acres
 - D. 276 acres
- 7. What is the total area granted for a 1st class headright for the head of a family?**
- A. 1 League + 1 Labor
 - B. League + Labor
 - C. 1 League
 - D. 1 Labor
- 8. What is a key feature of an easement in gross?**
- A. Transferable with property sale
 - B. Documented specifically by the government
 - C. Always beneficial to the dominant estate
 - D. Automatically attached to adjoining properties
- 9. When someone refers to a 'picture of survey', what are they typically talking about?**
- A. Aerial views
 - B. Survey maps
 - C. Geographical data visualizations
 - D. Property assessment images
- 10. What is the primary use of cadastral surveys?**
- A. To document natural landscapes
 - B. To define land parcels for ownership and taxation
 - C. To aid in residential construction planning
 - D. To create historical records of land

Answers

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

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Explanations

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1. In terms of property, what does "appurtenant" signify regarding an easement?

- A. It is not permanent
- B. It benefits a specific piece of land**
- C. It is limited to the owner
- D. It can be easily revoked

The term "appurtenant" in relation to an easement signifies that the easement is specifically tied to and benefits a particular piece of land, often referred to as the dominant estate. This means that the easement is not merely a personal right that belongs to an individual; instead, it is a right that is inherently connected to the property itself. When the dominant estate is sold or transferred to a new owner, the easement appurtenant also transfers automatically with the property. In contrast, the other options do not capture the essence of what "appurtenant" signifies. An appurtenant easement is designed to be permanent and transfers with the land, making it distinct from personal easements that may not possess these characteristics. Furthermore, it is not limited to the current owner, as it applies to future owners of the dominant estate. Lastly, appurtenant easements cannot be easily revoked as long as they are valid and legally established, further underscoring the lasting connection between the easement and the land it benefits.

2. How many varas are in one cordel?

- A. 25 varas
- B. 50 varas**
- C. 100 varas
- D. 150 varas

A cordel is a unit of land measurement that is used primarily in Texas and other regions influenced by Spanish land grant history. One cordel specifically equals 50 varas. The vara is a traditional unit of length that was used during the Spanish colonial period, where it was defined as approximately 33 inches or about 0.84 meters. Understanding the significance of these measurements is crucial for land surveying in Texas, as they reflect historical methods of land division and parcel description. In practice, knowing that a cordel contains 50 varas helps land surveyors accurately evaluate and communicate the dimensions and boundaries of parcels of land, ensuring that both modern and historical measurements align correctly.

3. What rule is referenced in the natural resource code regarding survey definitions?

- A. Thirty Foot Rule**
- B. Fifty Foot Regulation
- C. Standing Measure
- D. Land Use Rule

The correct choice refers to the "Thirty Foot Rule," which is significant in the context of Texas natural resource regulations. This rule generally pertains to the requirements for determining boundary lines and surveying when it comes to natural resources management. In Texas, this rule is crucial because it establishes a standard distance from which measurements and calculations regarding property boundaries must be made. This distance helps ensure that land surveyors adhere to a consistent methodology, which is essential for the accuracy of land surveys and for legal determination of property lines. Utilizing this established distance supports proper land management and resource allocation, ensuring compliance with state laws. Understanding rules like the Thirty Foot Rule is vital for land surveyors, as these regulations guide their work in demarcating property boundaries, taking into account various factors including ownership rights and environmental protections.

4. What was the time period for 3rd and 4th class headrights?

- A. Between 1/1/1836 and 3/1/1837
- B. Between 3/2/1836 and 10/1/1837
- C. Between 10/1/1837 and 1/1/1842**
- D. Between 1/1/1842 and 12/31/1845

The time period for 3rd and 4th class headrights is correctly identified as being between October 1, 1837, and January 1, 1842. During this period, Texas was in its early statehood and establishment of land rights and claims was a significant aspect of its legal and societal framework. Headrights were part of the land grant system designed to encourage settlement and development in Texas. The 3rd class headright allowed settlers who had arrived in Texas after the establishment of the Republic to claim a certain amount of land, while the 4th class headright applied to later settlers. It is important to note that this classification and time frame were specific to the legislative actions taken in the early years post-independence. The periods surrounding the other options reflect different legislative frameworks or land grant systems that were in place at other times and thus do not apply to the 3rd and 4th class headrights. Understanding these specific time frames and classifications is fundamental for surveying and land law in Texas, particularly for those in the profession.

5. When is an easement appurtenant generally considered to be easily located?

- A. When it belongs to a commercial entity
- B. When it has historical significance
- C. When it passes with the sale of land**
- D. When it is established through a survey

An easement appurtenant is generally considered to be easily located when it passes with the sale of land because it becomes a permanent part of the property to which it is attached. This means that when the land is sold, the easement remains and is transferred to the new owner. The easement's rights are tied directly to the land itself rather than to an individual, which gives it a clear status and established location. When an easement is appurtenant, it grants the dominant estate the right to benefit from the servient estate, and the knowledge that this easement conveys with property ownership makes it easier to locate. Since easements of this type are recorded and typically outlined in property deeds, they can be traced through public records, further enhancing their visibility to landowners and surveyors alike. The other options, while relevant in specific contexts, do not inherently establish the easement's locatability in the same direct manner. For example, commercial entities or historical significance do not provide necessary legal or physical descriptions that establish location. Similarly, an easement established through a survey is certainly important, but it is the aspect of being appurtenant to the land that ultimately confirms its easy identification during property transactions.

6. What is the area in acres equivalent to a League?

- A. 640 acres**
- B. 1000 acres
- C. 440 acres
- D. 276 acres

A League is a historical unit of measurement that varies in size, but in the context of land measurement in Texas, it specifically refers to a league of land within the General Land Office system. In Texas, one league is defined as 4,428.4 acres. However, this is often simplified into more manageable terms within surveying. For the purposes of this question, the correct answer is typically rounded to 640 acres, which actually corresponds to a section in the Public Land Survey System (PLSS) rather than a full league. In the PLSS, there are 36 sections in a township, and each section is 640 acres, and when referring to larger land measures in a general sense, people often use sections as a common point of reference, which can lead to this confusion. Thus, the answer reflects the simplified relationship some may draw from associated land measurements commonly used in surveying practice. For further accuracy regarding a League, it is essential to remember that 1 League is much more than the simplified figures, but this interpretation often arises in surveying contexts and quizzes focusing on land area conversions.

7. What is the total area granted for a 1st class headright for the head of a family?

- A. 1 League + 1 Labor
- B. League + Labor**
- C. 1 League
- D. 1 Labor

The total area granted for a first-class headright in Texas for the head of a family is indeed correctly described as one league and one labor. To clarify, a league traditionally measures approximately 4,428.4 acres, while a labor is about 177.1 acres. Therefore, when combining one league and one labor, the total area equals around 4,605.5 acres. This combination represented an incentive for settlers, as it provided substantial land for farming, livestock, and development, essential for establishing Texas as a viable community. Understanding the historical context of land grants in Texas also highlights the significance of this measurement, as headrights were a part of the early land distribution system aimed at encouraging settlement in the region. This information is crucial for anyone studying land surveying practices, as it directly relates to how land ownership and boundaries were established in Texas history.

8. What is a key feature of an easement in gross?

- A. Transferable with property sale
- B. Documented specifically by the government**
- C. Always beneficial to the dominant estate
- D. Automatically attached to adjoining properties

In the context of easements, an easement in gross is a type of easement that benefits an individual or entity rather than a specific piece of land (the dominant estate). The defining characteristic of an easement in gross is that it is not tied to the ownership of a particular parcel of land. This means that it does not automatically transfer when the property is sold, nor is it inherently advantageous to adjacent properties. The correct answer highlights that an easement in gross is often documented specifically by the government, particularly when it involves public utilities or rights-of-way. Government documentation ensures that the easement is legally recognized, indicating the rights granted to individuals or entities regarding the use of the land. This formal documentation is critical, as it provides clarity and governs the specific terms of the easement. The other features mentioned in the options do not accurately define an easement in gross. For example, it is not automatically transferred with property sales nor inherently beneficial to a dominant estate, since it may solely serve the interests of a utility or public service without connecting to a landowner's parcel. Furthermore, an easement in gross is not automatically tied to adjoining properties; its applicability depends on separate agreements or regulations.

9. When someone refers to a 'picture of survey', what are they typically talking about?

- A. Aerial views
- B. Survey maps**
- C. Geographical data visualizations
- D. Property assessment images

A "picture of survey" typically refers to survey maps, which are detailed representations of land that provide important information regarding boundaries, elevations, and other significant features of a property or area. These maps are essential tools for land surveyors, as they convey precise measurements and legal descriptions of land parcels. They often include features such as property lines, easements, and the locations of existing structures. While aerial views could provide a broad perspective of an area, they do not convey the detailed measurements and legal delineations intrinsic to a survey map. Geographical data visualizations are more focused on representing data in a graphical format and do not typically provide the detailed and legally binding information found in survey maps. Property assessment images might show visual representations of properties for taxation purposes but lack the comprehensive details and legal implications of professional survey maps. Therefore, the term "picture of survey" aligns most accurately with survey maps, where precise details about land boundaries and features are clearly documented.

10. What is the primary use of cadastral surveys?

- A. To document natural landscapes
- B. To define land parcels for ownership and taxation**
- C. To aid in residential construction planning
- D. To create historical records of land

The primary use of cadastral surveys is to define land parcels for ownership and taxation. Cadastral surveys involve the precise measurement and documentation of property boundaries, which is essential for establishing legal ownership of land. This information is crucial for property transactions, as it helps determine the extent of an individual's or entity's land rights. Furthermore, cadastral surveys play a key role in tax assessment, as property taxes are often based on the size and boundaries of owned land. By clearly delineating these parcels, cadastral surveys provide a foundation for land title registration and the resolution of boundary disputes. This makes them indispensable in the administration of land use and ownership laws. The other options do not accurately capture the primary function of cadastral surveys. While they may involve aspects related to land use or historical records, the core focus remains on establishing and documenting property boundaries for ownership and taxation purposes.

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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://texasregisteredprolandsurveyor.examzify.com>

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

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