

# Texas Surveyors Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

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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

- 1. How is ownership of new accretions typically determined?**
  - A. Using a lottery system**
  - B. Based on the proportional shoreline method**
  - C. By public auction**
  - D. According to historical deeds**
- 2. How many sections are in a township?**
  - A. 24 sections**
  - B. 36 sections**
  - C. 48 sections**
  - D. 50 sections**
- 3. Who was the first Surveyor General of the United States?**
  - A. Thomas Jefferson**
  - B. Rufus Putnam**
  - C. George Washington**
  - D. James Madison**
- 4. Privately owned lands, as opposed to sovereign ownership, are referred to as?**
  - A. Common land**
  - B. Allodial land**
  - C. Public land**
  - D. Leasehold land**
- 5. What type of land issues are generally not covered by title insurance?**
  - A. Ownership disputes**
  - B. Zoning regulations**
  - C. Boundary disputes**
  - D. Tax liens**

- 6. In a deed, which aspect is flexible based on the written intentions?**
- A. Order of importance of elements**
  - B. Legal jurisdiction**
  - C. Type of monumentation**
  - D. Personal testimonies**
- 7. What is the primary factor in determining title rights?**
- A. Documentation of ownership**
  - B. Possession**
  - C. Legal contracts**
  - D. Historical records**
- 8. What type of evidence is a written document considered?**
- A. Direct Evidence**
  - B. Real Evidence**
  - C. Primary Evidence**
  - D. Extrinsic Evidence**
- 9. Where is the implied power of eminent domain primarily derived from?**
- A. The Tenth Amendment**
  - B. The Fifth Amendment**
  - C. The Fourteenth Amendment**
  - D. The Declaration of Independence**
- 10. What type of experience is required for the SIT examination application?**
- A. Management experience**
  - B. Experience in boundary surveying**
  - C. Experience in construction surveying**
  - D. Internship in land development**



## **Answers**

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

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## **Explanations**

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## 1. How is ownership of new accretions typically determined?

- A. Using a lottery system
- B. Based on the proportional shoreline method**
- C. By public auction
- D. According to historical deeds

Ownership of new accretions is typically determined based on the proportional shoreline method. This method recognizes the natural process of accretion, where land is gradually added to an existing shoreline due to the deposition of sediment by water. Under this method, each landowner's rights are generally proportional to their existing land adjacent to the water. This means that when new land is created through accretion, it is allocated according to the amount of shoreline each property owner originally held. This principle helps to ensure that neighboring landowners share the benefits of newly formed land in a fair and equitable manner, reflecting their original investments and rights along the shoreline. Other methods, such as using a lottery system, public auctions, or determining ownership by historical deeds, do not align with the principles of equitable land distribution and natural processes associated with shoreline changes. These alternatives fail to adequately recognize the dynamic nature of land adjacent to bodies of water or do not consider the proportional relationships between landowners.

## 2. How many sections are in a township?

- A. 24 sections
- B. 36 sections**
- C. 48 sections
- D. 50 sections

A township is a standard unit of land measurement used in the Public Land Survey System (PLSS) and is defined as a square area measuring six miles by six miles. Consequently, when you calculate the total area of a township, you arrive at 36 square miles. Each of these square miles is divided into sections, with each section measuring one mile by one mile. Therefore, a complete township contains a total of 36 sections. This system is crucial for land description, assessment, and management in surveying. Understanding this structure helps surveyors navigate and subdivide land efficiently, ensuring accurate delineation and ownership of property.

### 3. Who was the first Surveyor General of the United States?

- A. Thomas Jefferson
- B. Rufus Putnam**
- C. George Washington
- D. James Madison

Rufus Putnam holds the distinction of being the first Surveyor General of the United States, a role he took on in 1785. This position was essential during the early years of the nation as it involved overseeing land surveys in the Northwest Territory, which was crucial for the expansion and settlement of new lands. Putnam's work helped to establish guidelines for land division and set the foundation for orderly development. As the first Surveyor General, he played a significant role in shaping how land ownership and surveying were conducted in the newly formed United States, influencing subsequent policies and practices in land management. In contrast, Thomas Jefferson, George Washington, and James Madison were prominent figures in American history, primarily known for their political roles rather than in surveying or land management. Jefferson, as the third President and a strong advocate of land exploration, was influential in land policy but did not hold the title of Surveyor General. Washington, the first President, and Madison, the fourth President, were more focused on governance. Their contributions to American history are significant, but they do not pertain to the role of Surveyor General.

### 4. Privately owned lands, as opposed to sovereign ownership, are referred to as?

- A. Common land
- B. Allodial land**
- C. Public land
- D. Leasehold land

Privately owned lands are referred to as allodial land because this term signifies land that is owned free and clear of any superior landlord or entity, such as the government. Allodial land ownership contrasts with other forms of land ownership where the government or some other authority maintains a claim or interest in the property. In this context, allodial ownership emphasizes complete control and independence over the land, including the rights to use, lease, or sell. It reflects a fundamental legal principle in property law that grants absolute ownership, not encumbered by outside claims. Understanding this term is essential in the context of property rights and land use regulations, especially in states like Texas, where land ownership issues are significant. Other terms listed do not exclusively represent privately owned land: - Common land refers to land owned collectively by a community or group, often accessible to all members for shared use. - Public land is property owned by government entities and thus is not privately owned. - Leasehold land denotes land owned by one party but leased to another, meaning it is not outright privately owned but rather subject to the terms of a lease agreement. This distinction highlights the nature of ownership and rights associated with different types of land.

**5. What type of land issues are generally not covered by title insurance?**

- A. Ownership disputes**
- B. Zoning regulations**
- C. Boundary disputes**
- D. Tax liens**

Title insurance is designed to protect property buyers and lenders from financial loss due to defects in a title to real property. However, certain land issues are not typically covered by title insurance, which includes zoning regulations. Zoning regulations establish how a property may be used, such as residential, commercial, or industrial purposes, and govern aspects like building height, density, and land use. These regulations can change over time and are often imposed by local government entities. Since zoning laws are a matter of municipal authority and public regulation rather than issues related to the ownership or rights of the title itself, they fall outside the purview of title insurance. This protection does not extend to potential penalties, restrictions, or changes associated with zoning because these are not defects in the property title but rather regulations that might affect how the property is utilized. Therefore, zoning issues are specifically excluded from coverage, while other issues like ownership disputes, boundary disputes, and tax liens are generally addressed through title insurance provisions.

**6. In a deed, which aspect is flexible based on the written intentions?**

- A. Order of importance of elements**
- B. Legal jurisdiction**
- C. Type of monumentation**
- D. Personal testimonies**

The aspect that is flexible based on the written intentions within a deed is the order of importance of elements. In drafting a deed, the grantor has the ability to emphasize specific elements according to their preferences or intentions. This flexibility allows for the arrangement of details—such as the names of grantors and grantees, the legal description of the property, and any additional covenants or stipulations—in a way that reflects the priorities or significance that the parties assign to each element. This is particularly important in real estate transactions, where the clarity of terms and conditions can influence rights and obligations. While the legal jurisdiction is typically established by the location of the property and the governing laws, it is not subject to the grantor's discretion. Type of monumentation relates to how a property boundary is physically marked and is determined by standard surveying practices rather than personal choices. Personal testimonies, while they can provide context or clarification, are not a formal element of deed construction and are less flexible in the context of the deed structure compared to the order of importance assigned to various elements.

## 7. What is the primary factor in determining title rights?

- A. Documentation of ownership
- B. Possession**
- C. Legal contracts
- D. Historical records

Possession is considered the primary factor in determining title rights because it establishes a strong claim to ownership that can be recognized under law. This principle is grounded in the legal doctrine known as "possession is nine-tenths of the law," suggesting that a person who possesses property has a right to it, even if they may not have formal proof through documentation or historical records. While documentation of ownership, legal contracts, and historical records provide important context and support for a claim, possession often has actual legal implications in property disputes. A person in possession of land typically has the right to use it and may even claim ownership under certain conditions, such as adverse possession, if they fulfill specific legal criteria over a certain period of time. In summary, while all the other options contribute to establishing title rights, possession is key because it signifies the actual control and use of the property, which can lead to legal recognition of ownership.

## 8. What type of evidence is a written document considered?

- A. Direct Evidence
- B. Real Evidence
- C. Primary Evidence**
- D. Extrinsic Evidence

A written document is classified as primary evidence because it is an original source of information and directly conveys the facts it represents. Primary evidence consists of documents, recordings, or other materials that serve as authentic proof in a legal context. In legal situations, primary evidence holds the highest evidentiary value because it is directly related to the facts at issue and has not been altered or interpreted by others. For example, a signed contract or an original deed is considered primary evidence because it reflects the intentions and agreements of the parties involved at the time it was created. This type of evidence allows for a clear understanding of the content and context without the ambiguity that can come from secondary sources. Real evidence, while also significant in legal proceedings, refers to tangible objects that can be presented in court, such as a weapon or a piece of clothing. Extrinsic evidence pertains to information that helps interpret or explain the primary evidence but is not a source in itself. Direct evidence refers to evidence that directly proves a fact without needing any inference, like eyewitness testimony, which differs from the nature of written documents.

**9. Where is the implied power of eminent domain primarily derived from?**

- A. The Tenth Amendment**
- B. The Fifth Amendment**
- C. The Fourteenth Amendment**
- D. The Declaration of Independence**

The implied power of eminent domain primarily originates from the Fifth Amendment of the United States Constitution. This amendment includes a clause that states, "nor shall private property be taken for public use, without just compensation." This provision establishes that the government has the authority to take private property for public purposes, provided that the owner is compensated fairly. While the Tenth Amendment relates to states' rights and powers not specifically delegated to the federal government, and the Fourteenth Amendment addresses the rights of citizens and equal protection under the law, neither directly mentions eminent domain. The Declaration of Independence articulates fundamental rights but does not serve as a legal basis for government action regarding property rights. Hence, the Fifth Amendment is instrumental in providing the legal framework for the government's use of eminent domain.

**10. What type of experience is required for the SIT examination application?**

- A. Management experience**
- B. Experience in boundary surveying**
- C. Experience in construction surveying**
- D. Internship in land development**

The SIT examination, or the Surveyor-in-Training examination, specifically requires that applicants demonstrate experience in boundary surveying. This focus reflects the foundational aspect of surveying that involves determining the legal boundaries of a property. Boundary surveying encompasses a variety of tasks, including the measurement and delineation of property lines, understanding the legal implications of these lines, and possibly engaging with land records and platting. Having experience in boundary surveying ensures that applicants are well-versed in the principles and practices necessary to perform calculations, resolve property disputes, and understand the regulatory requirements associated with boundaries. This knowledge is critical for anyone aspiring to progress in the field of surveying and is closely aligned with the educational and practical skills needed to succeed in advanced surveying roles. The other options—management experience, experience in construction surveying, and internship in land development—may indeed be valuable in the broader context of a surveying career but do not specifically meet the experiential criteria needed to qualify for the SIT examination. Such experiences might contribute to a well-rounded skill set but would not provide the focused expertise in boundary matters that is essential for the SIT level.



## 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](mailto:hello@examzify.com).**

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

**<https://texassurveyor.examzify.com>**

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