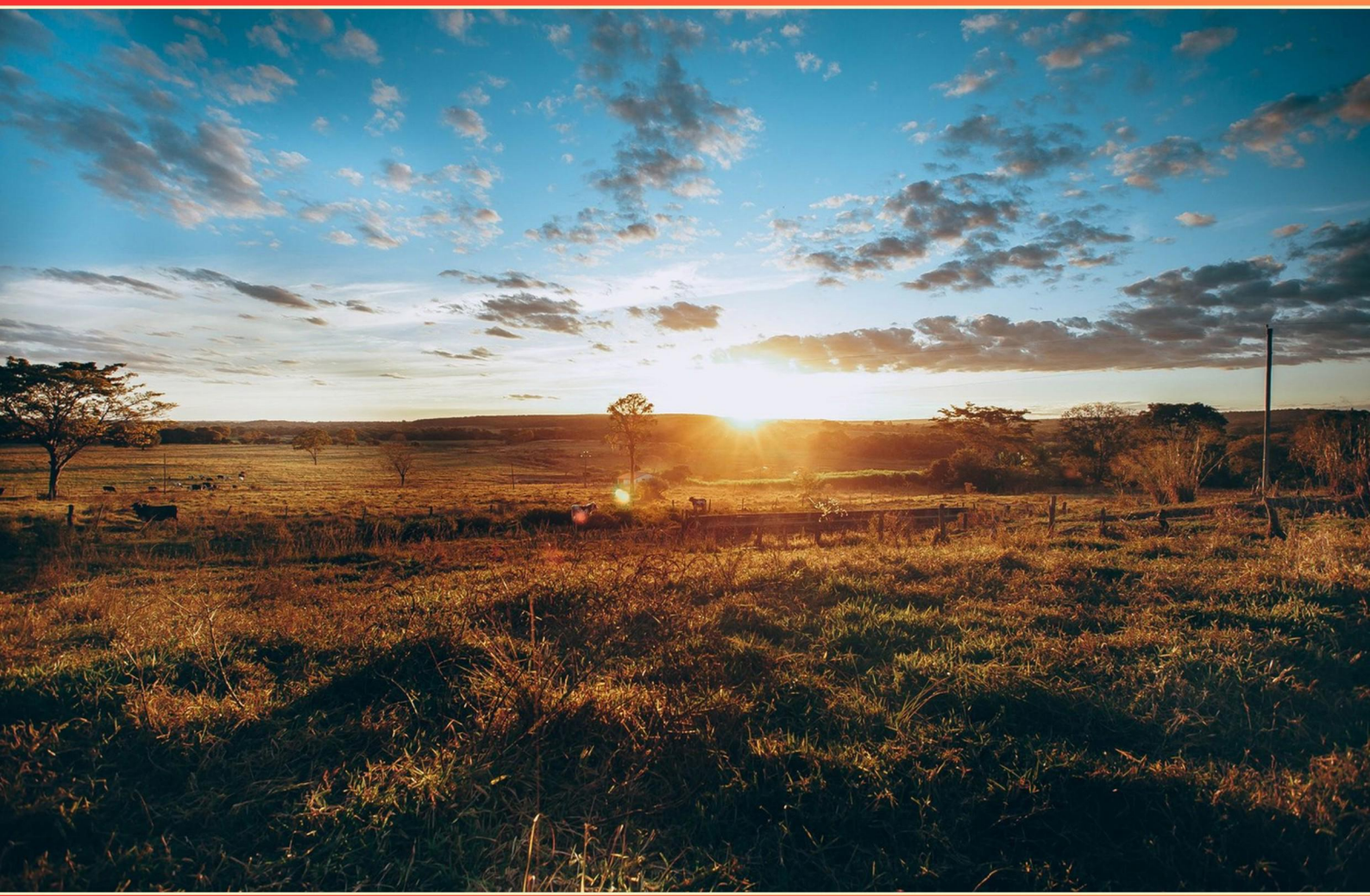
TEXAS SURVEYORS PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

VISIT US ONLINE FOR THE FULL VERSION STUDY GUIDE

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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 15

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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.

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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!

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Questions

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1. How many sections are in a township?

A. 24 sections

B. 36 sections

C. 48 sections

D. 50 sections

2. What must be included in the application for licensure as a surveyor?

A. A portfolio of previous work

B. A statement of ethics

C. A completed application form with the fee

D. Letters of recommendation from clients

3. Which statement best describes the role of the 1929 Small Bill Act?

A. It protected small landowners from large corporations

B. It transferred some rights of stream beds to landowners

C. It restricted land use for environmental protections

D. It established regulations for mining activities

4. Who can the commissioners for a condemnation suit be?

A. Tax experts with prior property experience

B. Professionals from the real estate industry

C. Disinterested parties who are taxpayers

D. People with legal expertise in property law

5. What type of evidence can challenge disputable presumptions?

A. Contrary evidence

B. Legal documentation

C. Oral testimonies

D. Historical records

6. What was the Colonization Act of 1823 primarily based on?

A. Spanish treaty agreements

B. Stephen F. Austin's efforts to attract settlers

C. Mexican government regulations

D. Federal land grants from the United States

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7. What does a patent from the State represent?

A. A lease agreement for land use

B. A contract for future land sale

C. A receipt for final payment to the State

D. A nullified property title

8. How many acres could a claimant receive in the 1881 grant if their assets were under $1000?

A. 640 acres

B. 1280 acres

C. 160 acres

D. 320 acres

9. What is the only type of written description used in title transfer?

A. Legal Description

B. Metes and bounds

C. Lot and Block

D. Rectangular Survey

10. What controls the determination of boundaries in Standefer v. Vaughn?

A. Marked lines or corners

B. Historical surveys

C. Federally recognized boundaries

D. Average measurements of distance

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Answers

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

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Explanations

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1. 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.

2. What must be included in the application for licensure as a surveyor?

A. A portfolio of previous work

B. A statement of ethics

C. A completed application form with the fee

D. Letters of recommendation from clients

In the process of applying for licensure as a surveyor in Texas, it is essential to submit a completed application form along with the required fee. This documentation serves as the primary method by which the licensing board verifies the applicant's qualifications, experience, and fitness to practice surveying. The completed application form typically includes personal information, educational background, work experience, and other relevant details necessary for determining eligibility for licensure. The fee accompanies the application to cover administrative costs associated with processing and reviewing the application. While providing a portfolio of previous work, a statement of ethics, or letters of recommendation could be beneficial to demonstrate qualifications or professional conduct, these are not mandatory components of the licensure application as outlined in the Texas surveying regulations. The focus on having a completed application form with the fee streamlines the licensing process and ensures that all applicants are evaluated based on a consistent set of criteria.

3. Which statement best describes the role of the 1929 Small Bill Act?

A. It protected small landowners from large corporations

B. It transferred some rights of stream beds to landowners

C. It restricted land use for environmental protections

D. It established regulations for mining activities

The statement that the 1929 Small Bill Act transferred some rights of stream beds to landowners accurately captures one of the key elements of this legislation. This act was significant because it recognized the rights of landowners concerning the ownership and use of the land adjacent to bodies of water, particularly in relation to stream beds. By granting these rights, the act aimed to clarify the ownership and control of water resources and their adjacent lands, which was particularly important as water usage and rights can often lead to disputes among various parties. This transfer of rights was meant to empower local landowners, allowing them greater autonomy and influence over natural resources that directly affected their property. Understanding this context helps to appreciate the act's impact on property rights and land management during that era, which aimed to balance interests between individual landowners and larger corporate entities or the state. The other options, while they may touch on relevant issues concerning land and resource management, do not accurately represent the primary focus and intent of the Small Bill Act.

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4. Who can the commissioners for a condemnation suit be?

A. Tax experts with prior property experience

B. Professionals from the real estate industry

C. Disinterested parties who are taxpayers

D. People with legal expertise in property law

In a condemnation suit, the role of the commissioners is to assess and determine the fair market value of the property being condemned. The law stipulates that these commissioners must be disinterested parties, meaning they do not have a financial stake in the outcome of the hearing. This requirement ensures an impartial evaluation of the property. Disinterested parties who are taxpayers are typically familiar with the values of properties within their area and can provide an unbiased assessment. Their status as taxpayers helps to reinforce their neutrality, as they are expected to approach the evaluation without any personal interest or ulterior motives regarding the property in question. Other professionals from the real estate industry, tax experts, or those with legal expertise may bring valuable perspectives, but their potential biases and interests could undermine the impartiality necessary for the condemnation process. The intention behind using disinterested taxpayers is to maintain transparency and fairness, which is essential in legal proceedings related to property rights and public interest.

5. What type of evidence can challenge disputable presumptions?

A. Contrary evidence

B. Legal documentation

C. Oral testimonies

D. Historical records

Disputable presumptions are assumptions made in law that can be contested and are not accepted as indisputable facts. To challenge these presumptions, contrary evidence can be brought forth to demonstrate a different reality or perspective. When one presents contrary evidence, it serves as a direct opposition to the presumption. This evidence can include factual information, data, or situations that clearly contradict the assumption in question. For instance, if a disputable presumption suggests that a property is inherited, presenting evidence that shows it was sold can effectively challenge that presumption. Legal documentation, oral testimonies, and historical records may have their roles in supporting a case, but they might not directly confront the presumption in question in the way that contrary evidence does. Legal documentation can provide a foundation of proof, oral testimonies can offer subjective experiences, and historical records can provide context, but it's the specific presentation of facts that stand in direct conflict with the presumption that can effectively challenge it.

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6. What was the Colonization Act of 1823 primarily based on?

A. Spanish treaty agreements

B. Stephen F. Austin's efforts to attract settlers

C. Mexican government regulations

D. Federal land grants from the United States

The Colonization Act of 1823 was primarily focused on encouraging settlement in Mexico's Texas territory, and it was significantly influenced by Stephen F. Austin's efforts to attract settlers. The act aimed to promote immigration to Texas to help populate the region, boost agriculture, and develop the economy, especially as Mexico sought to strengthen its hold on the area following its independence from Spain. Stephen F. Austin played a vital role as a land agent and promoter, negotiating terms with the Mexican government and effectively marketing Texas settlements to potential colonists. His influence was crucial in making Texas an appealing destination for settlers from the United States, leading to the establishment of large colonies. The successful implementation of the Colonization Act was heavily dependent on Austin's ability to attract a significant number of settlers, which ultimately shaped the demographic and cultural landscape of early Texas.

7. What does a patent from the State represent?

A. A lease agreement for land use

B. A contract for future land sale

C. A receipt for final payment to the State

D. A nullified property title

A patent from the State represents a formal document that conveys ownership of land from the government to an individual or entity, and it can be seen as a legal acknowledgment of the transfer of title. When someone receives a patent, it indicates that they have fulfilled all necessary requirements and made the final payment to the State for the land in question. This document serves as proof of ownership and grants the patent holder full rights over the property. In context, the other options do not accurately reflect the nature of what a patent signifies. A lease agreement pertains to temporary use and does not convey ownership; a contract for future land sale involves future obligations that have not yet been executed, and a nullified property title indicates that ownership has been invalidated, which contradicts the essence of what a patent represents.

8. How many acres could a claimant receive in the 1881 grant if their assets were under $1000?

A. 640 acres

B. 1280 acres

C. 160 acres

D. 320 acres

In the context of the 1881 grant, the entitlement for claimants is based on the value of their assets. If a claimant's assets were under $1000, they were typically eligible for a land grant of 640 acres. This size was determined as a way to provide land to individuals who may not have had significant resources yet still had the potential to successfully develop and cultivate the land. Understanding the specifics of such grants is crucial for grasping the historical context of land allocation in Texas. The policy aimed to promote settlement and agriculture by granting sizeable tracts of land to those who might contribute to the development of the territory. As a result, the correct answer signifies an important legislative effort to support land ownership among the economically less privileged. Knowledge of land grants and the corresponding acreage helps to solidify the understanding of land policies during that period, which is essential for the Texas Surveyors Exam.

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9. What is the only type of written description used in title transfer?

A. Legal Description

B. Metes and bounds

C. Lot and Block

D. Rectangular Survey

The correct answer is that the only type of written description used in title transfer is the legal description. A legal description is a precise way of describing the location and boundaries of a property in a way that is acceptable in a court of law or for legal purposes. This description can take various forms, such as metes and bounds, lot and block, or rectangular surveys, all of which are specific methods used to generate a legal description. Metes and bounds is one of those methods and utilizes physical features of the land as reference points along with directions and distances. However, it is important to note that while metes and bounds can be used to create a legal description, it does not represent the only type of written description for title transfer. Instead, metes and bounds is a technique under the broader category of legal descriptions. Lot and block refers to a system often used for subdivided land where the property is identified by a lot number within a given block in a recorded plat. Rectangular survey, also known as the Public Land Survey System, locates property using a grid of lines based on meridians and base lines. Both of these methods serve to produce legal descriptions as well. In summary, the legal description encompasses all methods for describing land

10. What controls the determination of boundaries in Standefer v. Vaughn?

A. Marked lines or corners

B. Historical surveys

C. Federally recognized boundaries

D. Average measurements of distance

In the case of Standefer v. Vaughn, the determination of boundaries is primarily controlled by marked lines or corners. This refers to the physical manifestations on the land itself, such as fences, trees, or other landmarks that have been established to delineate property lines. Marked lines or corners are essential in boundary disputes because they provide concrete evidence of where one property ends and another begins, reflecting the intentions of past owners and the historical use of the land. Additionally, marked lines or corners often take precedence in legal disputes to ensure clarity and to avoid ambiguity regarding property ownership. By relying on these physical markers, surveyors and legal authorities can make more accurate determinations regarding property lines, often leading to fair and just outcomes for all parties involved. Other options, such as historical surveys or average measurements of distance, can provide context or supplemental information but do not hold the same weight in determining boundaries as marked lines or corners do in this case. This demonstrates the importance of tangible evidence in resolving property disputes effectively.

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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://texassurveyor.examzify.com

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

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