

National Investors

INNOVATIVE BY INSTINCT

SURVEY CHECKLIST

In order for survey coverage to be provided in a policy of title insurance, the following items (at a minimum) must be satisfied:

	Prepared by a Texas registered professional land surveyor
	Surveyor's signature and official seal affixed
	Date of survey on the plat
	Surveyor's certification (see section C below for certification requirements)
	Directional arrow
	Monuments found or set a. "Points" are not monuments. Texas law prefers natural monuments such as rivers, trees and rocks, but also recognizes artificial monuments such as pins, marks in concrete, or stakes.
	Pictorial drawing of the boundaries of the property, with distances and courses, to scale b. Definite and unambiguous representation of the location of the surveyed land according to its record description
	Denote recorded instruments that define the location of adjoining boundaries
	Description of the property a. Platted property i. Subdivision name, lot number, and block number or letter ii. Recording information of the subdivision plat b. Unplatted property i. Preamble with general information about the location of the property, such as the county, the survey or abstract number ii. Point of commencement iii. Point of beginning iv. Calls – distances and courses for all boundaries v. Boundaries must close
	Must show discrepancies between title lines (a/k/a as deed lines) and occupation lines
	Location of all easements, with recording data shown, the dimensions of each easement, and any encroachments into easements a. If easements are blanket in nature, or otherwise unplotable, then the surveyor should note the same on the survey.
	Location of all setback lines, the width of the setback lines, and any encroachments into setback lines
	Location and description of all improvements (including driveways, fences and detached buildings)
	Measurements showing extent of encroachments and protrusions
	The survey should contain a statement as to access, or lack of access, of the land to a dedicated or properly established right-of-way (public road). (often found in the certification)

Surveyor's Certification. Ideally, we would prefer a Category 1-A Land Title Survey Certification. However, at a minimum the surveyor's certification should include the following items:

1. Date the survey was made;
2. That the survey was prepared from an actual on-the-ground survey of the real property shown on the plat and described in the legal description;
3. That the survey was conducted by the surveyor or under his or her supervision;
4. That the survey is true and correct;
5. That there are no encroachments, conflicts, protrusions, or visible or apparent easements, except as shown on the plat; and
6. A statement concerning access.

Typical Certification language (there may be some variation among the certifications) should basically say:

"The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible: discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon."

Example of an Acceptable Certification:

I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Standards, and there are no visible easements, overlaps or encroachments except as shown.

Example of Boundary Survey Certification (not acceptable for survey amendment coverage):

do hereby certify that the foregoing Plat and Field Notes was prepared from an actual survey, made on the ground, on July 10, 2009, from the Deed Records of Brown County, Texas, and surveys of area properties, and that the corners and boundaries with marks natural and artificial are just as were found on the ground. Bearings are based on True North as determined by GPS Survey data.
WITNESS MY HAND AND SEAL THIS THE 10th DAY OF JULY 2009.

