

LAND TITLE SURVEY

We believe transparency builds trust. This guide walks you through each step of producing your Category 1A Land Title Survey — so you always know where we are in the process and what comes next.

KERR
SURVEYING

SURVEY TYPE
CATEGORY 1A



There is more to producing an accurate, professionally prepared survey than most people realize. Below is a transparent look at every step — from initial research to the final stakes in the ground.

THE 7-STEP PROCESS

1

PROPERTY RESEARCH & DOCUMENT ACQUISITION

OFFICE

Our research team begins with a thorough title and deed analysis before any field work takes place. We purchase and review your property deed, the deeds of all adjoining property owners, and any applicable subdivision plats. This foundational step gives our team the foundation to work from an accurate and complete understanding of your property's boundary framework.

2

CAD LINE-OUT & FIELD PREPARATION

OFFICE

Our CAD technician translates the research into a precise digital blueprint of your property boundaries — what we call the "line-out." This drawing serves as the working map our field crew relies on during the site visit, plotting the theoretical boundary locations before arriving on-site. This is the final preparation step before we head to the field.

FIELD OPERATIONS BEGIN

3

SCHEDULING & PRE-VISIT NOTIFICATION

COORDINATION

Once our Project Manager confirms the schedule, you will receive advance notice the day before our crew arrives on-site. Your presence is always welcome — many clients find it helpful — but it is never required. Our crew has everything they need to complete the visit independently.

4

INITIAL FIELD SURVEY & DATA COLLECTION

FIELD

Our field crew, working under the supervision of your assigned RPLS, conducts the initial site visit, locating existing boundary monumentation — the physical markers such as iron rods or concrete pins that mark your property

corners. Alongside this, they collect all measurements and site data required to produce a survey that meets TBPELS Category 1A standards.

What are boundary monuments? These are physical markers — typically iron rods or pipes — set at property corners by previous surveyors. Locating and verifying them is one of the most critical elements of confirming your property boundaries.

DATA PROCESSING & FINAL REVIEW

5

PROJECT MANAGER QUALITY REVIEW

OFFICE

All field data is brought back to the office where our Project Manager performs a structured quality-control review — verifying completeness, accuracy, and consistency with the research. If additional information is needed, a follow-up site visit will be scheduled and you will be promptly notified. If everything checks out, we move directly to drafting.

6

SURVEY DRAFTING & RPLS REVIEW

OFFICE

With a complete data set confirmed, we begin drafting the official survey documents. As part of this process, we also review the Title Commitment so that easements and setbacks identified within Schedule B can be reflected on the survey. Once drafting is complete, the documents are submitted to your assigned Registered Professional Land Surveyor (RPLS) for final technical review and approval before the survey is sealed.

7

DELIVERY & CORNER STAKING

FINAL DELIVERABLE

Our field crew returns to the property to stake your boundary corners — placing new monuments where needed so your property lines are clearly marked on the ground. While staking is underway, our office team works to finalize the survey drafting. Once both are complete, your assigned RPLS stamps and seals the final survey documents. Sealed PDF copies are then emailed directly to you — your survey is complete and in hand.