



SHINE BRIGHT

6 REASONS TO GET A SURVEY

1. IT SHOWS YOU WHERE YOUR PROPERTY LINES ARE LOCATED

If it shows a fence outside the property line, you probably don't own all the land inside the fence. Also, the neighbor may try to force you to remove the fence. If it shows a fence inside the property line, the neighbor may try to claim part of your property. Then there was the case in which a buyer's driveway turned out to be located primarily on the neighbor's property. The neighbor removed the pavement from his property, and the portion of the driveway remaining on the buyer's property was too small to allow the buyer to drive his SUV to the garage.

2. IT TELLS YOU IF THERE ARE ANY IMPROVEMENTS ON THE PROPERTY THAT ARE LOCATED IN AN EASEMENT.

If a utility company needs to repair lines or equipment located in its easement, it has the right to use the easement area to do so. If it damages existing improvements located in the easement by doing so, it has no liability to the property owner. Even if the utility doesn't need to do repairs, the fact that there are improvements in the easement area is likely to make the property more difficult to sell.

3. IT SHOWS YOU THE LOCATIONS OF EASEMENT, AND THUS WHERE NOT TO INSTALL NEW IMPROVEMENTS

If you decide to put a pool in the back yard and it is constructed in an easement, the potential problems described in the preceding paragraph will come into play. A few years ago, the City of Dallas forced a homeowner to remove expensive landscaping he installed in his back yard because he mistakenly installed the landscaping in a city drainage easement.

4. IT SHOULD SHOW YOU THE LOCATION OF BUILDING SETBACK LINES, AND THUS WHERE YOU MAY AND MAY NOT CONSTRUCT NEW IMPROVEMENTS.

A municipality or homeowners' association may have the right to force you to remove improvements that are built closer to the property lines than the setback requirements allow.

5. IT SHOULD INDICATE IF THERE IS ACCESS FROM YOUR PROPERTY TO A PUBLIC ROAD.

Additionally, if the survey shows a road or path running through your property, that may mean that someone else has the right to use your property for access between their property and the road.

6. IT TELLS YOU WHETHER THAT LOVELY POOL IS SUPPOSED TO COME WITH THE HOUSE IS ACTUALLY ON THE PROPERTY

We have seen cases in which property was purchased without a survey and they buyers subsequently discovered that the swimming pool was located partially, and even completely, on land actually owned by someone else. They created the potential for pool parties with uninvited guests.

HELPING YOU SHINE BRIGHT