



POLKTX · POLK COUNTY, TEXAS

Your Polk County Buyer Packet

PREPARED FOR

PROPERTY ADDRESS

SHARED BY

BROKERAGE

DATE October 9, 2026

Contents

1. Rural Buyer's Checklist
2. Buying Property With a Private Water Well in Polk County
3. Buying a Home With a Septic System in Polk County
4. Foundation Questions When Buying a Home in Polk County
5. Buying Land With a Shop, Barn or Slab in Polk County
6. Buying Lakefront on Lake Livingston: Bulkheads, Docks and TRA Permits
7. Drainage and Flood Zones: What to Check Before Buying in Polk County
8. New to Polk County: Getting Settled
9. Polk County Property Taxes, Explained
10. Lake Livingston Buyer Guide
11. Drive Times from Polk County
12. What's Coming: A Buyer's View



Every page in this packet is free and online at polktx.com/real-estate, kept up to date with its sources and the date it was last checked. PolkTX is an independent community site. It doesn't sell leads, list homes or take payment from agents. This packet is general information, not legal, tax or real estate advice.



Rural Buyer's Checklist

polktx.com/real-estate/rural-checklist/



First, check where the property sits

Inside the city limits of Livingston, Corrigan, Onalaska or Goodrich, building permits go to that City Hall, and Livingston and Corrigan City Halls also issue 911 addresses. Within 2,000 feet of Lake Livingston, septic permits go to the Trinity River Authority, not the county.

Water / private well

- ☐ Ask whether the property is on a private well, a water supply corporation or a city system, and who the provider is.
- ☐ Get the well's driller report. Wells drilled since 2003: TWDB Groundwater Data Viewer. Older wells: TCEQ Water Well Report Viewer.
- ☐ Have the water tested by a lab before closing, at least for bacteria and nitrates.
- ☐ Ask the age of the pump, pressure tank and any filters or treatment equipment.

WHO TO CALL

- Lower Trinity Groundwater Conservation District (new wells): (936) 327-9531

LOOK IT UP

- TWDB Groundwater Data Viewer (www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer)
- TCEQ Water Well Report Viewer (tceq.texas.gov/gis/waterwellview.html)
- PUC water service area map (puc.texas.gov/faucetfacts/ccns)

READ MORE

- Buying property with a private well (polktx.com/real-estate/rural/water-wells)

Septic (OSSF)

- ☐ Request the septic permit file. The county has no online lookup; call or email the Permit Department with the address.
- ☐ Within 2,000 ft of Lake Livingston, request the file from the Trinity River Authority instead.
- ☐ Ask for the maintenance contract and recent service reports. Aerobic systems need an ongoing maintenance contract.
- ☐ Planning to add a bedroom or building? Ask whether the current system is permitted for it.

WHO TO CALL

- Polk County Permit Department: (936) 327-6820 ext. 1 · permits@co.polk.tx.us
- Trinity River Authority, Lake Livingston Project (lake properties): (936) 365-2292

READ MORE

- Buying a home with a septic system (polktx.com/real-estate/rural/septic-systems)

Foundation and building

- ☐ On pier-and-beam homes, ask about past leveling work and whether any warranty transfers.
- ☐ Ask whether additions, barns and shops were permitted (City Hall inside city limits, county outside).
- ☐ Check outbuildings, slabs and driveways for cracks or settling.

WHO TO CALL

- Polk County Permit Department: (936) 327-6820 ext. 1
- Inside city limits: Livingston (936) 327-4311 · Corrigan (936) 398-4126 · Onalaska (936) 646-5000 · Goodrich (936) 365-2228

READ MORE

- Foundation questions when buying (polktx.com/real-estate/rural/foundations)

Survey, access and the deed

- ☐ Get a current survey showing boundaries, easements and encroachments.
- ☐ Confirm legal road access, and whether the road is county-maintained or private.
- ☐ Ask the title company about pipeline, utility and access easements.
- ☐ Ask whether mineral or timber rights convey.
- ☐ Check for deed restrictions or an HOA, especially in lake subdivisions.
- ☐ Confirm the property has a 911 address (outside Livingston and Corrigan, the county issues them).

WHO TO CALL

- Polk County Clerk, Research Department: (936) 327-6804
- Polk County Permit Department: (936) 327-6820 ext. 1

READ MORE

- Buying land with a shop, barn or slab (polktx.com/real-estate/rural/shops-slabs-and-driveways)

Flood zone

- ☐ Look up the flood zone and get flood insurance quotes before making an offer.
- ☐ Ask the seller for an elevation certificate if one exists.
- ☐ Building in a flood zone requires an elevation certificate and a floodplain permit.
- ☐ Ask whether the property has flooded or had a flood insurance claim.

WHO TO CALL

- Polk County Floodplain Administrator, through the Permit Department: (936) 327-6820 ext. 1

LOOK IT UP

- FEMA Flood Map Service Center (msc.fema.gov/portal/home)

READ MORE

- Drainage and flood zones (polktx.com/real-estate/rural/drainage-and-flood-zones)

Value, exemptions and taxes

- ☐ Look up acreage, improvements, exemptions and taxing units on the appraisal district site.
- ☐ Don't budget from the seller's tax bill; homestead and over-65 exemptions end when the property sells.
- ☐ If the land has an agricultural or timber valuation, ask what's required to keep it and what happens if the use changes.
- ☐ Check that taxes are paid up to date.

WHO TO CALL

- Polk Central Appraisal District: (936) 327-2174
- Polk County Tax Assessor-Collector: (936) 327-6801

LOOK IT UP

- Polk Central Appraisal District (polkcad.org/)
- Polk County Tax Office (polk-tax.com/)

READ MORE

- Property Tax Explainer (polktx.com/real-estate/property-taxes)

Lake Livingston properties

- ☐ Ask whether docks, piers and bulkheads have Trinity River Authority permits, and get copies.
- ☐ Ask the bulkhead's age and condition.
- ☐ Compare the property's elevation with the lake's normal pool of 131 ft above sea level, and check the flood zone.
- ☐ Confirm whether the septic system is permitted through TRA.

WHO TO CALL

- Trinity River Authority, Lake Livingston Project: (936) 365-2292

LOOK IT UP

- TRA online permits and licenses (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php)

READ MORE

- Buying lakefront: bulkheads, docks and TRA permits (polktx.com/real-estate/rural/lakefront-and-bulkheads)
- Lake Livingston Buyer Guide (polktx.com/real-estate/lake-livingston)

Power and internet

- ☐ Ask which electric provider serves the property and the cost to run service to a new building site.
- ☐ Check internet options at the exact address.
- ☐ Ask the seller for a year of electric bills, especially with well pumps or aerobic septic.

LOOK IT UP

- FCC National Broadband Map (broadbandmap.fcc.gov/home)

Questions to ask the seller or listing agent

- ☐ Is the property on a private well? When was it drilled, and has the water been tested?
- ☐ Is the septic conventional or aerobic? When was it last pumped or serviced, and is there a maintenance contract?
- ☐ Has the property ever flooded, and is there an elevation certificate?
- ☐ Have there been foundation repairs or leveling? Is there a transferable warranty?
- ☐ Were all additions, shops and outbuildings permitted?
- ☐ Do mineral or timber rights convey? Are there pipeline or utility easements?
- ☐ Does the property have an agricultural or timber valuation?
- ☐ For lakefront: are the dock, pier and bulkhead permitted by TRA?

Office directory

- Polk County Permit Department** · (936) 327-6820 ext. 1 · permits@co.polk.tx.us · 602 E. Church St., Suite 141, Livingston, TX 77351 · Monday–Friday, 8 a.m.–4 p.m.
- Trinity River Authority, Lake Livingston Project** · (936) 365-2292 · 5170 S. FM 1988, Livingston, TX 77351
- Polk Central Appraisal District** · (936) 327-2174 · support@polkcad.org · 114 Matthews St., Livingston, TX 77351
- Polk County Tax Assessor-Collector** · (936) 327-6801 · 416 N. Washington Ave., Livingston, TX 77351
- Polk County Clerk, Research Department** (deeds and recorded documents) · (936) 327-6804 · 410 E. Church St., Suite A, Livingston, TX 77351
- Lower Trinity Groundwater Conservation District** (new wells) · (936) 327-9531
- City Halls** · Livingston (936) 327-4311 · Corrigan (936) 398-4126 · Onalaska (936) 646-5000 · Goodrich (936) 365-2228

This checklist is general information, not legal, engineering or real estate advice, and it is not a complete list for every property. PolkTX is not a real estate brokerage and its publisher is not a licensed agent. Office details come from the Polk County Permit Department, the Texas Comptroller's county directory, the Trinity River Authority and the Texas Water Development Board. Confirm requirements with the office before relying on them. Office details last checked: October 9, 2026.

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Sources for this page:

- Polk County Permits page (polktx.gov/325/Permits)
- Texas Comptroller county directory: Polk County (comptroller.texas.gov/taxes/property-tax/county-directory/polk.php)
- Trinity River Authority: Lake Livingston permits (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php)
- Texas Water Development Board: Groundwater Data Viewer (www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer)
- TCEQ Water Well Report Viewer (tceq.texas.gov/gis/waterwellview.html)
- FEMA Flood Map Service Center (msc.fema.gov/portal/home)
- FCC National Broadband Map (broadbandmap.fcc.gov/home)

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Buying Property With a Private Water Well in Polk County

polktx.com/real-estate/rural/water-wells/



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What it is and why it matters when buying

Homes outside the cities in Polk County usually get water in one of two ways. Some draw from a private well on the property. Others are served by a water supply corporation or another rural system. Find out which one before anything else, because the questions are different.

A private well makes the owner responsible for the water. No utility tests it or fixes it. The state keeps records of most wells, including who drilled them and how deep they go. Only a lab test tells you what is in the water.

An unused well is its own issue. Texas rules make the landowner of record responsible for plugging a well that is abandoned or has deteriorated. That duty goes with the land when it changes hands.

What to check before you buy

- Confirm the water source: a private well, a water supply corporation or a city system. The PUC map shows which utility serves an area.
- Find the driller's report. Wells reported since 2003 are in the TWDB Groundwater Data Viewer. Older reports are in the TCEQ Water Well Report Viewer.
- Have a lab test the water before closing, at least for bacteria and nitrates.
- Learn the age of the pump, the pressure tank and any filters or treatment equipment.
- Walk the land for other wells: old casings, capped pipes or covered hand-dug wells.
- Check lot size against the county septic rule: at least one acre per septic system where a private well is on the property, and half an acre where central water is provided.
- Planning to drill a new well? It has to be registered with the Lower Trinity Groundwater Conservation District before drilling starts.

Questions to ask the seller or listing agent

- Is the property on a private well? Who drilled it, and what year?
- Do you have the driller's report or any earlier water test results?
- How old are the pump and the pressure tank? Have either been replaced?
- Is there water treatment equipment, and does it stay with the property?
- Are there other wells on the land, in use or not?
- Has the well ever gone dry or lost pressure?

Who handles it in Polk County

Lower Trinity Groundwater Conservation District

Registration of a new water well before it is drilled. Polk County has required this since January 9, 2009.

- Phone(936) 327-9531

Source: Polk County Permits page

Polk County Permit Department

Septic (OSSF) permits, development permits, 911 addresses and floodplain questions outside city limits. For floodplain, ask for the Floodplain Administrator.

- Phone(936) 327-6820 ext. 1
- Emailpermits@co.polk.tx.us
- Address602 E. Church St., Suite 141, Livingston, TX 77351
- HoursMonday–Friday, 8 a.m.–4 p.m.
- Webpolktx.gov ↗ (polktx.gov/325/Permits)

Source: Polk County Permits page

Look it up yourself

Official sources only.

- [TWDB Groundwater Data Viewer ↗](http://www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer) (www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer) Driller reports for wells reported since 2003.
- [TCEQ Water Well Report Viewer ↗](http://tceq.texas.gov/gis/waterwellview.html) (tceq.texas.gov/gis/waterwellview.html) Driller reports for wells drilled before 2003.
- [PUC water and sewer service area map ↗](http://puc.texas.gov/faucetfacts/ccns) (puc.texas.gov/faucetfacts/ccns) Which water utility holds the service area for a location.
- [TDLR guidance on abandoned wells ↗](http://tdlr.texas.gov/wwd/abandonedwells.htm) (tdlr.texas.gov/wwd/abandonedwells.htm) How to recognize an abandoned or deteriorated well, and who must plug it.

How to find a licensed professional

PolkTX does not recommend or list contractors. To check that someone holds a current Texas license, use the state's own search:

- [TDLR license search ↗](http://tdlr.texas.gov/LicenseSearch) (tdlr.texas.gov/LicenseSearch) **Water well drillers and pump installers.** Choose “Water Well Drillers, Pump Installers” as the license type.
- [TREC license holder search ↗](http://trec.texas.gov/license-search) (trec.texas.gov/license-search) **Home inspectors.** Search under Inspectors.

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- TWDB Groundwater Data Viewer (www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer)
- TCEQ Water Well Report Viewer (tceq.texas.gov/gis/waterwellview.html)
- PUC water and sewer service area map (puc.texas.gov/faucetfacts/ccns)
- TDLR guidance on abandoned wells (tdlr.texas.gov/wwd/abandonedwells.htm)
- TDLR license search (tdlr.texas.gov/LicenseSearch)
- TREC license holder search (trec.texas.gov/license-search)

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Buying a Home With a Septic System in Polk County

polktx.com/real-estate/rural/septic-systems/



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What it is and why it matters when buying

Most rural homes in Polk County have an on-site sewage facility, usually called a septic system. It is either a conventional tank and drain field or an aerobic unit, which has a control panel, an air pump and sprinkler heads. The two run differently and come with different obligations.

Who holds the permit file depends on location. Outside city limits, it is the Polk County Permit Department. Within 2,000 feet of Lake Livingston, it is the Trinity River Authority. The file shows what was approved for the lot.

Aerobic systems carry an ongoing duty. The owner keeps a maintenance contract with a licensed provider, who visits and files reports with the permitting office. If a house has an aerobic unit and no current contract, raise it before closing.

What to check before you buy

- Ask for the permit file. The county has no online lookup. Call or email the Permit Department with the property address.
- Within 2,000 feet of Lake Livingston, ask the Trinity River Authority for the file instead. TRA's online portal can also search existing permits.
- Find out whether the system is conventional or aerobic.
- For an aerobic system, get the current maintenance contract and recent service reports. State rules call for a report at least every four months, or every six with electronic monitoring.
- Ask whether an Affidavit to the Public was filed for the system. Polk County and TRA both publish this form. Look for it in the deed records.
- Adding a bedroom, a second home or living quarters? Ask whether the current system is permitted for it. The county requires a separate septic permit for each additional home on a tract.

Questions to ask the seller or listing agent

- Is the system conventional or aerobic?
- When was it last pumped or serviced, and by whom?
- Is there a current maintenance contract? Can I see the recent reports?
- Was the system permitted, and do you have the permit or final approval?
- Have there been alarms, backups or repairs? When?
- Where are the tank, the drain field or the spray area?

Who handles it in Polk County

Polk County Permit Department

Septic (OSSF) permits, development permits, 911 addresses and floodplain questions outside city limits. For floodplain, ask for the Floodplain Administrator.

- Phone(936) 327-6820 ext. 1
- Emailpermits@co.polk.tx.us
- Address602 E. Church St., Suite 141, Livingston, TX 77351
- HoursMonday–Friday, 8 a.m.–4 p.m.
- Webpolktx.gov ↗ (polktx.gov/325/Permits)

Source: Polk County Permits page

Trinity River Authority, Lake Livingston Project

Septic permits within 2,000 feet of Lake Livingston, and permits for piers, boathouses, bulkheads and dredging on the shoreline.

- Phone(936) 365-2292
- Address5170 S. FM 1988, Livingston, TX 77351
- Webtrinityra.org ↗ (trinityra.org/lake_information/water_storage/lake_livingston/index.php)

Source: Polk County FAQ (2,000-foot rule); TRA Lake Livingston and permit pages

Look it up yourself

Official sources only.

- TCEQ septic information for homeowners ↗ (tceq.texas.gov/permitting/ossf/ossfhomeowners.html) State rules, maintenance basics and how to find the permitting authority.
- TCEQ septic maintenance rules ↗ (tceq.texas.gov/permitting/ossf/ossfmaintenance.html) What an aerobic maintenance contract must cover and how often reports are due.
- TRA online permits and licenses ↗ (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php) Search existing TRA permits and see the map of TRA's septic areas.
- Polk County Permits page ↗ (polktx.gov/325/Permits) Development, septic and 911 permits, fees and the floodplain contact.

How to find a licensed professional

PolkTX does not recommend or list contractors. To check that someone holds a current Texas license, use the state's own search:

- TCEQ occupational license search ↗ (www2.tceq.texas.gov/lic_dpa/index.cfm?fuseaction=licall.searchgp) **Septic (OSSF) installers, site evaluators and maintenance providers.** Choose "On Site Sewage Facility Licensing," then the license type.
- TREC license holder search ↗ (trec.texas.gov/license-search) **Home inspectors.** Search under Inspectors.

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Sources for this page:

- Polk County Permit Department (Polk County Permits page) (polktx.gov/325/Permits)
- Trinity River Authority, Lake Livingston Project (Polk County FAQ (2,000-foot rule); TRA Lake Livingston and permit pages) (trinityra.org/lake_information/water_storage/lake_livingston/index.php)
- TCEQ septic information for homeowners (tceq.texas.gov/permitting/ossf/ossfhomeowners.html)
- TCEQ septic maintenance rules (tceq.texas.gov/permitting/ossf/ossfmaintenance.html)
- TRA online permits and licenses (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php)
- TCEQ occupational license search (www2.tceq.texas.gov/lic_dpa/index.cfm?fuseaction=licall.searchgp)
- TREC license holder search (trec.texas.gov/license-search)

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Foundation Questions When Buying a Home in Polk County

polktx.com/real-estate/rural/foundations/



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What it is and why it matters when buying

Homes in Polk County sit on several kinds of foundations. Many older and lake-area houses are pier-and-beam, raised on piers with a crawlspace below. Others sit on a concrete slab. Manufactured homes rest on piers or blocks and pads.

A buyer mainly needs the history. Has the foundation been leveled or repaired, who did it, and does a warranty pass to the next owner? A home inspector licensed by TREC looks at the whole house. A licensed professional engineer can write a report on the structure itself.

Additions raise a separate question. Outside city limits, Polk County requires a development permit before anyone builds or adds onto a structure. Inside city limits, the city handles it.

What to check before you buy

- Ask for records of past leveling or foundation repair, and whether any warranty transfers to a new owner.
- Note doors that stick, cracks in brick or drywall and floors that slope. Ask the seller about each one.
- On a pier-and-beam home, confirm there is a way into the crawlspace.
- On a manufactured home, ask what supports it and whether the skirting can be opened.
- Ask whether additions, porches and enclosed rooms were permitted: by City Hall inside city limits, by the county outside.
- If something concerns you, the license lookups below list home inspectors and engineers.

Questions to ask the seller or listing agent

- Has the foundation ever been leveled or repaired? When, and by whom?
- Is there a warranty on that work, and can it be transferred to me?
- Has an engineer ever written a report on the foundation?
- Were additions or enclosed porches permitted?
- Does water collect under or around the house after rain?

Who handles it in Polk County

Polk County Permit Department

Septic (OSSF) permits, development permits, 911 addresses and floodplain questions outside city limits. For floodplain, ask for the Floodplain Administrator.

- Phone(936) 327-6820 ext. 1
- Emailpermits@co.polk.tx.us
- Address602 E. Church St., Suite 141, Livingston, TX 77351
- HoursMonday–Friday, 8 a.m.–4 p.m.
- Webpolktx.gov ↗ (polktx.gov/325/Permits)

Source: Polk County Permits page

Inside city limits

Inside Livingston, Corrigan, Onalaska or Goodrich, the city handles building and development permits instead of the county.

- Livingston City Hall(936) 327-4311
- Corrigan City Hall(936) 398-4126
- Onalaska City Hall(936) 646-5000
- Goodrich City Hall(936) 365-2228

Source: each city's website and the Polk County Permits page

Look it up yourself

Official sources only.

- Polk County Permits page ↗ (polktx.gov/325/Permits) Development, septic and 911 permits, fees and the floodplain contact.

How to find a licensed professional

PolkTX does not recommend or list contractors. To check that someone holds a current Texas license, use the state's own search:

- TREC license holder search ↗ (trec.texas.gov/license-search) **Home inspectors.** Search under Inspectors.
 - Texas Board of Professional Engineers and Land Surveyors: engineer search ↗ (pels.texas.gov/roster/pesearch.html) **Professional engineers.** Search by name or license number.
-

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- TREC license holder search (trec.texas.gov/license-search)
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What it is and why it matters when buying

Rural listings here often include a metal shop, a barn, a carport, a bare slab or a long driveway. Each one only adds value if it was allowed where it stands and is still in usable shape.

Outside city limits, Polk County requires a development permit before a structure is built or added onto. The same permit is needed to get electric service to a new structure. A building in the floodplain needs an elevation certificate before the permit is issued.

Living space changes the picture. If someone lives in a shop or barn, ask about septic. The county requires a separate septic permit for each additional home on a tract.

What to check before you buy

- Ask which outbuildings were permitted, and when. Inside city limits, ask City Hall. Outside, ask the Permit Department.
- Look at slabs, shop floors and driveways for wide cracks, sunken areas or standing water.
- Check the appraisal district record. It lists the improvements the district has on file for the property.
- If any building has living space, ask how it gets water and septic, and whether that was permitted.
- Compare the buildings to the survey. Look for structures sitting on an easement or over a property line.
- Look up the flood zone for each building site, not just the house.

Questions to ask the seller or listing agent

- When was each building put up, and was it permitted?
- Does anyone live in, or has anyone lived in, the shop or barn?
- Do you have drawings or engineering for the larger buildings?
- What was the bare slab built for? Was it permitted?
- Who maintains the driveway and the road it connects to?

Who handles it in Polk County

Polk County Permit Department

Septic (OSSF) permits, development permits, 911 addresses and floodplain questions outside city limits. For floodplain, ask for the Floodplain Administrator.

- Phone(936) 327-6820 ext. 1
- Emailpermits@co.polk.tx.us
- Address602 E. Church St., Suite 141, Livingston, TX 77351
- HoursMonday–Friday, 8 a.m.–4 p.m.
- Webpolktx.gov ↗ (polktx.gov/325/Permits)

Source: Polk County Permits page

Polk Central Appraisal District

Property records: owner, acreage, improvements, exemptions, special (agricultural or timber) appraisal and taxing units.

- Phone(936) 327-2174
- Emailsupport@polkcad.org
- Address114 Matthews St., Livingston, TX 77351
- Webpolkcad.org ↗ (polkcad.org/)

Source: polkcad.org; Texas Comptroller county directory

Inside city limits

Inside Livingston, Corrigan, Onalaska or Goodrich, the city handles building and development permits instead of the county.

- Livingston City Hall(936) 327-4311
- Corrigan City Hall(936) 398-4126
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- Goodrich City Hall(936) 365-2228

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Look it up yourself

Official sources only.

- Polk County Permits page ↗ (polktx.gov/325/Permits) Development, septic and 911 permits, fees and the floodplain contact.
- Polk Central Appraisal District ↗ (polkcad.org/) Acreage, improvements, exemptions and taxing units.
- FEMA Flood Map Service Center ↗ (msc.fema.gov/portal/home) The flood zone for an address.

How to find a licensed professional

PolkTX does not recommend or list contractors. To check that someone holds a current Texas license, use the state's own search:

- Texas Board of Professional Engineers and Land Surveyors: engineer search ↗ (pels.texas.gov/roster/pesearch.html) **Professional engineers.** Search by name or license number.
- Texas Board of Professional Engineers and Land Surveyors: surveyor search ↗ (pels.texas.gov/roster/rplssearch.html) **Registered professional land surveyors.** Search by name or license number.
- TREC license holder search ↗ (trec.texas.gov/license-search) **Home inspectors.** Search under Inspectors.

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- Polk Central Appraisal District (polkcad.org; Texas Comptroller county directory) (polkcad.org/)
- FEMA Flood Map Service Center (msc.fema.gov/portal/home)
- Texas Board of Professional Engineers and Land Surveyors: engineer search (pels.texas.gov/roster/pesearch.html)
- Texas Board of Professional Engineers and Land Surveyors: surveyor search (pels.texas.gov/roster/rplssearch.html)
- TREC license holder search (trec.texas.gov/license-search)

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Buying Lakefront on Lake Livingston: Bulkheads, Docks and TRA Permits

polktx.com/real-estate/rural/lakefront-and-bulkheads/



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What it is and why it matters when buying

The Trinity River Authority built Lake Livingston and still owns and runs the lake and dam. On the shoreline, TRA authorizes piers, boathouses, bulkheads and dredging. A structure at the water's edge should have a TRA permit behind it.

TRA holds the lake at a normal pool of 131 feet above sea level when there is no flood. In a flood, the water can rise higher while TRA passes it downstream. To allow for that, TRA owns a flowage easement around the lake that reaches up to 135 feet at the southern end and 140 feet at the northern end.

Septic works differently near the water too. Within 2,000 feet of the lake, septic permits come from TRA rather than the county.

What to check before you buy

- Ask whether the dock, pier, boathouse and bulkhead have TRA permits, and get copies. TRA's online portal can search existing permits.
- Ask how old the bulkhead is, what it is made of and whether it has been repaired.
- Compare the lot's ground elevation with the 131-foot normal pool, and ask where the flowage easement falls on the lot.
- Look up the flood zone, and ask for an elevation certificate if one exists.
- Confirm whether the septic system is permitted through TRA.
- In lake subdivisions, check for deed restrictions or a property owners association.

Questions to ask the seller or listing agent

- Are the dock, pier, boathouse and bulkhead permitted by TRA? Do you have copies?
- How old is the bulkhead, and what repairs has it had?
- Has water ever reached the house or outbuildings?
- Is there an elevation certificate?
- Does anything need to be transferred or re-permitted with TRA when the property sells?
- Is there an HOA or deed restrictions, and what do they say about the shoreline?

Who handles it in Polk County

Trinity River Authority, Lake Livingston Project

Septic permits within 2,000 feet of Lake Livingston, and permits for piers, boathouses, bulkheads and dredging on the shoreline.

- Phone(936) 365-2292
- Address5170 S. FM 1988, Livingston, TX 77351
- Webtrinityra.org ↗ (trinityra.org/lake_information/water_storage/lake_livingston/index.php)

Source: Polk County FAQ (2,000-foot rule); TRA Lake Livingston and permit pages

Polk County Permit Department

Septic (OSSF) permits, development permits, 911 addresses and floodplain questions outside city limits. For floodplain, ask for the Floodplain Administrator.

- Phone(936) 327-6820 ext. 1
- Emailpermits@co.polk.tx.us
- Address602 E. Church St., Suite 141, Livingston, TX 77351
- HoursMonday–Friday, 8 a.m.–4 p.m.
- Webpolktx.gov ↗ (polktx.gov/325/Permits)

Source: Polk County Permits page

Polk County Clerk, Research Department

Deeds and other recorded documents: easements, deed restrictions, plats and affidavits filed with a property. The County Clerk's main office is (936) 327-6805.

- Phone(936) 327-6804
- Address410 E. Church St., Suite A, Livingston, TX 77351
- Webpolktx.gov ↗ (polktx.gov/Directory.aspx?did=9)

Source: Polk County staff directory, County Clerk

Look it up yourself

Official sources only.

- TRA online permits and licenses ↗ (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php) Search existing TRA permits and see the map of TRA's septic areas.
- TRA property owner permits ↗ (trinityra.org/lake_information/water_storage/lake_livingston/property_owner_permits_and_licenses.php) Forms for piers, boathouses, bulkheads, dredging and septic near the lake.
- TRA Lake Livingston page ↗ (trinityra.org/lake_information/water_storage/lake_livingston/index.php) Normal pool elevation, dam operations and the flowage easement.
- FEMA Flood Map Service Center ↗ (msc.fema.gov/portal/home) The flood zone for an address.

How to find a licensed professional

PolkTX does not recommend or list contractors. To check that someone holds a current Texas license, use the state's own search:

- Texas Board of Professional Engineers and Land Surveyors: surveyor search ↗ (pels.texas.gov/roster/rplssearch.html) **Registered professional land surveyors.** Search by name or license number.
- Texas Board of Professional Engineers and Land Surveyors: engineer search ↗ (pels.texas.gov/roster/pesearch.html) **Professional engineers.** Search by name or license number.
- TCEQ occupational license search ↗ (www2.tceq.texas.gov/lic_dpa/index.cfm?fuseaction=licall.searchgp) **Septic (OSSF) installers, site evaluators and maintenance providers.** Choose "On Site Sewage Facility Licensing," then the license type.
- TREC license holder search ↗ (trec.texas.gov/license-search) **Home inspectors.** Search under Inspectors.

We could not find a state license lookup for marine or bulkhead builders, so none is listed. TRA's portal has its own contractor licensing; ask TRA how to check it.

Last checked: October 9, 2026

Sources for this page:

- Trinity River Authority, Lake Livingston Project (Polk County FAQ (2,000-foot rule); TRA Lake Livingston and permit pages) (trinityra.org/lake_information/water_storage/lake_livingston/index.php)
- Polk County Permit Department (Polk County Permits page) (polktx.gov/325/Permits)
- Polk County Clerk, Research Department (Polk County staff directory, County Clerk) (polktx.gov/Directory.aspx?did=9)
- TRA online permits and licenses (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php)
- TRA property owner permits (trinityra.org/lake_information/water_storage/lake_livingston/property_owner_permits_and_licenses.php)
- FEMA Flood Map Service Center (msc.fema.gov/portal/home)
- Texas Board of Professional Engineers and Land Surveyors: surveyor search (pels.texas.gov/roster/rplssearch.html)
- Texas Board of Professional Engineers and Land Surveyors: engineer search (pels.texas.gov/roster/pesearch.html)
- TCEQ occupational license search (www2.tceq.texas.gov/lic_dpa/index.cfm?fuseaction=licall.searchgp)
- TREC license holder search (trec.texas.gov/license-search)

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Drainage and Flood Zones: What to Check Before Buying in Polk County

polktx.com/real-estate/rural/drainage-and-flood-zones/



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What it is and why it matters when buying

Flood zone and drainage are separate questions. The flood zone is a FEMA map designation. It affects insurance and what the county will permit. Drainage is how rain moves across the lot, and a map will not show all of it.

Outside city limits, Polk County requires an elevation certificate before it issues a permit to build in the floodplain. The county's Floodplain Administrator, reached through the Permit Department, can say whether a property is in the floodplain.

Flood insurance is priced property by property. A quote before you make an offer tells you the real cost of owning the place.

What to check before you buy

- Look up the flood zone on the FEMA Flood Map Service Center, then confirm it with the county's Floodplain Administrator.
- Get flood insurance quotes before making an offer.
- Ask the seller for an elevation certificate if one exists.
- Plan to build or add on in a flood zone? Expect to need an elevation certificate and a floodplain permit.
- Visit after a heavy rain if you can. Look for standing water near the house, the septic area and the driveway.
- Note ditches, culverts and low spots, and which way water leaves the property.

Questions to ask the seller or listing agent

- Has the property ever flooded, including the yard, shop or driveway?
- Has there ever been a flood insurance claim on the property?
- Is there an elevation certificate?
- Does water stand anywhere on the lot after rain? Where?
- Has any drainage work been done, such as ditches, culverts or regrading?

Who handles it in Polk County

Polk County Permit Department

Septic (OSSF) permits, development permits, 911 addresses and floodplain questions outside city limits. For floodplain, ask for the Floodplain Administrator.

- Phone(936) 327-6820 ext. 1
- Emailpermits@co.polk.tx.us
- Address602 E. Church St., Suite 141, Livingston, TX 77351
- HoursMonday–Friday, 8 a.m.–4 p.m.
- Webpolktx.gov ↗ (polktx.gov/325/Permits)

Source: Polk County Permits page

Trinity River Authority, Lake Livingston Project

Septic permits within 2,000 feet of Lake Livingston, and permits for piers, boathouses, bulkheads and dredging on the shoreline.

- Phone(936) 365-2292
- Address5170 S. FM 1988, Livingston, TX 77351
- Webtrinityra.org ↗ (trinityra.org/lake_information/water_storage/lake_livingston/index.php)

Source: Polk County FAQ (2,000-foot rule); TRA Lake Livingston and permit pages

Inside city limits

Inside Livingston, Corrigan, Onalaska or Goodrich, the city handles building and development permits instead of the county.

- Livingston City Hall(936) 327-4311
- Corrigan City Hall(936) 398-4126
- Onalaska City Hall(936) 646-5000
- Goodrich City Hall(936) 365-2228

Source: each city's website and the Polk County Permits page

Look it up yourself

Official sources only.

- FEMA Flood Map Service Center ↗ (msc.fema.gov/portal/home) The flood zone for an address.
- Polk County Permits page ↗ (polktx.gov/325/Permits) Development, septic and 911 permits, fees and the floodplain contact.

How to find a licensed professional

PolkTX does not recommend or list contractors. To check that someone holds a current Texas license, use the state's own search:

- Texas Board of Professional Engineers and Land Surveyors: surveyor search ↗ (pels.texas.gov/roster/rplssearch.html) **Registered professional land surveyors.** Search by name or license number.
- Texas Board of Professional Engineers and Land Surveyors: engineer search ↗ (pels.texas.gov/roster/pesearch.html) **Professional engineers.** Search by name or license number.

Last checked: October 9, 2026

Sources for this page:

- Polk County Permit Department (Polk County Permits page) (polktx.gov/325/Permits)
- Trinity River Authority, Lake Livingston Project (Polk County FAQ (2,000-foot rule); TRA Lake Livingston and permit pages) (trinityra.org/lake_information/water_storage/lake_livingston/index.php)
- FEMA Flood Map Service Center (msc.fema.gov/portal/home)
- Texas Board of Professional Engineers and Land Surveyors: surveyor search (pels.texas.gov/roster/rplssearch.html)
- Texas Board of Professional Engineers and Land Surveyors: engineer search (pels.texas.gov/roster/pesearch.html)

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New to Polk County: Getting Settled

polktx.com/real-estate/new-resident/



Electricity

Your provider depends on the address, not the town name. Ask the seller or landlord which one serves the meter.

- **Livingston Municipal Electric System:** Customers inside the Livingston city limits, and only there. 936-327-4311
- **Sam Houston Electric Cooperative:** Much of rural Polk County — the co-op's territory covers parts of ten counties. 936-327-5711
- **Entergy Texas:** Parts of Polk County outside both the city system and the co-op's territory. Entergy is also the wholesale supplier behind the Livingston city system, which does not make you an Entergy customer. 800-968-8243

Inside Livingston city limits, the city bills electricity, water, sewer and garbage together. Sign up at Livingston City Hall, 200 West Church Street.

Water, gas and internet

- **Water:** Fifty-four separate community water systems serve Polk County. That is not a mistake in the counting — it is what a county of lake subdivisions looks like. The provider's name is on the seller's water bill.
- **Natural gas:** Natural gas reaches seven places in Polk County and no further. Everywhere else is propane, which is a delivered fuel rather than a regulated utility and is not covered here.
- **Internet:** Coverage in this county changes street by street, so the honest answer is a lookup rather than a list. Check an address on the FCC National Broadband Map (broadbandmap.fcc.gov/home).

Full provider list: Utilities (polktx.com/utilities).

Trash

Polk County contracts Republic Services to run the county landfill and five citizens collection stations. The landfill takes anything a station will not; the stations are for household bags, near where you live, cash only.

Polk County Landfill

3574 West FM 942, Leggett, TX 77351
936-622-0985

Collection station locations and hours: Trash and Recycling (polktx.com/waste). Inside some city limits and subdivisions, trash pickup comes with the water or city bill; ask the provider.

Driver license and vehicle

- **Driver license:** new residents must get a Texas license from the Department of Public Safety within 90 days of moving to Texas. Offices are appointment only. Local office: Livingston Driver License Office, 1737 N Washington Avenue, Livingston, TX 77351, 936-327-6806. More: Driver license (polktx.com/drivers-license).
- **Vehicle registration:** you have 30 days after moving to Texas to register your vehicle. The vehicle must pass a Texas inspection first. Register with the Polk County Tax Assessor-Collector: 416 N. Washington Ave, Livingston; sub-offices in Corrigan and Onalaska. (936) 327-6801.

Voting

Register to vote at your new address at least 30 days before an election. Apply through VoteTexas.gov (votetexas.gov/register-to-vote/index.html).

Polk County Clerk — Elections

101 W Church Street, Livingston, TX 77351
936-327-6805

Upcoming elections and polling places: Elections (polktx.com/elections).

Schools

Six school districts serve Polk County. Which one serves a home depends on the address; call the district to confirm before you buy or enroll.

DISTRICT	BASED IN	PHONE
Livingston ISD (livingstonisd.com/)	Livingston	(936) 328-2100
Onalaska ISD (onalaskaisd.net/)	Onalaska	(936) 646-1000
Corrigan-Camden ISD (ccisdtx.com/)	Corrigan	(936) 398-2341
Big Sandy ISD (bigsandyisd.net/)	Dallardsville	(936) 563-1000
Leggett ISD (leggettisd.net/)	Leggett	(936) 398-2412
Goodrich ISD (goodrichisd.net/)	Goodrich	(936) 365-1100

Homestead exemption

If you own the home and live in it, apply for a residence homestead exemption with Polk Central Appraisal District. The form is Texas Comptroller Form 50-114. The general deadline is before May 1. Details: Property taxes, explained (polktx.com/real-estate/property-taxes).

Getting settled checklist

- ☐ Electric service in my name
- ☐ Water service in my name
- ☐ Gas or propane set up
- ☐ Internet ordered
- ☐ Trash pickup or station plan
- ☐ Texas driver license (within 90 days)
- ☐ Vehicle inspected and registered (within 30 days)
- ☐ Registered to vote at my new address
- ☐ School enrollment done, if needed
- ☐ Homestead exemption filed

Last checked: October 9, 2026

Sources for this page:

- PolkTX Utilities (providers verified 2026-09-09) (polktx.com/utilities)
- PolkTX Trash and Recycling (verified 2026-09-08) (polktx.com/waste)
- Texas Department of Motor Vehicles: New to Texas (txdmv.gov/motorists/new-to-texas)
- Texas Department of Public Safety: Moving to Texas (dps.texas.gov/section/driver-license/moving-texas)
- Polk County Tax Assessor-Collector (vehicle registration) (polk-tax.com/)
- Polk County Elections (polktx.gov/313/Elections)
- VoteTexas.gov (Texas Secretary of State) (votetexas.gov/register-to-vote/index.html)
- Texas Comptroller: property tax exemptions (comptroller.texas.gov/taxes/property-tax/exemptions)
- PolkTX Schools (district contacts verified 2026-09-01) (polktx.com/schools)

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Polk County Property Taxes, Explained

polktx.com/real-estate/property-taxes/



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Who taxes a property

Every property in Polk County pays county tax and school district tax. A property inside city limits also pays city tax. Some areas also pay a utility or water district. The total rate depends on which of these a property sits in.

Two offices handle it:

- **Polk Central Appraisal District** sets each property's value and handles exemptions. polkcad.org (polkcad.org/)
- **Polk County Tax Assessor-Collector** sends the bills and collects the tax. Main office: 416 N. Washington Ave, Livingston. (936) 327-6801. polk-tax.com (polk-tax.com/)

Adopted tax rates, 2025

Rates are dollars per \$100 of taxable value. They come from the county tax office's official notice of 2025 rates. Rates change every year.

Adopted 2025 property tax rates for Polk County taxing units, per \$100 of value

TAXING UNIT	RATE PER \$100
County	
Polk County	0.5986
School districts	
Big Sandy ISD	1.2438
Corrigan-Camden ISD	0.8975
Goodrich ISD	0.81435
Leggett ISD	0.85
Livingston ISD	0.8944
Onalaska ISD	1.0562
Cities	
City of Corrigan	0.563
City of Goodrich	0.2994
City of Onalaska	0.248971
Special districts	
Memorial Point Utility District	0.89
Polk County Fresh Water District #2	0.299

The City of Livingston is not on the county's notice. Ask the City of Livingston for its rate. The appraisal district can tell you which taxing units cover a specific property.

Why the seller's tax bill isn't a guide to yours

- **Exemptions end with the sale.** A seller's homestead, over-65 or disability exemption doesn't pass to the buyer. Your bill reflects your own exemptions.
- **Values can change.** The appraisal district sets a new value each year. The value on the seller's last bill may not be the next one.
- **Ag valuation can end.** If land has an agricultural appraisal and the use changes, the owner who changes the use owes a rollback tax for each of the previous three years. Ask the appraisal district whether the land has ag or timber valuation and what it takes to keep it.
- **Rates change every year**, and each taxing unit sets its own.

The homestead exemption

If the home will be your main residence, you can apply for a residence homestead exemption with Polk Central Appraisal District. Under state law, school districts must exempt \$140,000 of a homestead's value. Homeowners 65 or older or disabled get an additional \$60,000 school exemption. Other taxing units may offer their own.

The application is Texas Comptroller Form 50-114. The general deadline is before May 1. The appraisal district decides who qualifies.

Questions to ask

- ☐ Which taxing units cover this property?
 - ☐ What exemptions does the seller have now?
 - ☐ Does the land have agricultural or timber valuation? What would end it?
 - ☐ Are there any unpaid taxes on the property?
 - ☐ Is the property in a utility or water district?
-

Last checked: October 9, 2026

Sources for this page:

- Polk County Tax Assessor-Collector: Notice of 2025 Tax Rates (PDF) (polktx.gov/DocumentCenter/View/1036/Notice-of-2025-Tax-Rates-PDF)
- Polk County Tax Assessor-Collector (pay taxes, office locations) (polk-tax.com/)
- Polk Central Appraisal District (values, exemptions) (polkcad.org/)
- Texas Comptroller: property tax exemptions (comptroller.texas.gov/taxes/property-tax/exemptions)
- Texas Comptroller: agricultural and timber appraisal (comptroller.texas.gov/taxes/property-tax/ag-timber)

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Who manages the lake

The Trinity River Authority (TRA) owns and runs Lake Livingston and its dam. TRA's Lake Livingston Project office handles permits for the shoreline and for septic systems near the lake.

Trinity River Authority, Lake Livingston Project

5170 S. FM 1988, Livingston, TX 77351

Phone and permits: (936) 365-2292

Septic within 2,000 feet of the lake

Within 2,000 feet of Lake Livingston, septic systems are permitted by TRA, not by Polk County. Ask TRA, not the county, for the permit file on a lake property, and ask TRA before adding a bedroom or a building that would use the system.

For septic questions in general, see [Buying a home with a septic system](https://polktx.com/real-estate/rural/septic-systems) (polktx.com/real-estate/rural/septic-systems).

Docks, piers, boathouses and bulkheads

Structures on the shoreline need TRA permits. Ask the seller for copies, and search TRA's records yourself.

- TRA online permits and licenses (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php): search existing permits and see the map of TRA's septic areas.
- TRA property owner permits (trinityra.org/lake_information/water_storage/lake_livingston/property_owner_permits_and_licenses.php): forms for piers, boathouses, bulkheads, dredging and septic near the lake.

More on this: [Lakefront and bulkheads](https://polktx.com/real-estate/rural/lakefront-and-bulkheads) (polktx.com/real-estate/rural/lakefront-and-bulkheads).

Lake level, elevation and flood zone

TRA holds Lake Livingston at a normal pool elevation of **131 feet above mean sea level**. In a flood, TRA passes water downstream and the lake can rise above 131 feet. TRA owns a flowage easement around the lake for this, reaching 135 feet above mean sea level at the southern end and 140 feet at the northern end.

- Compare the lot's ground elevation with 131 feet and with the flowage easement. A survey or an elevation certificate shows the elevation.
- Look up the flood zone on the FEMA Flood Map Service Center (msc.fema.gov/portal/home), and get flood insurance quotes before making an offer.
- Building in a flood zone requires an elevation certificate and a floodplain permit. Outside city limits, ask the Polk County Permit Department for the Floodplain Administrator.

For live lake level and the dam, see [Lake Livingston](https://polktx.com/lake) (polktx.com/lake). For the full TRA permit explainer, see [TRA permits on Lake Livingston](https://polktx.com/lake/tra-permits) (polktx.com/lake/tra-permits).

Public boat ramps in Polk County

Public ramps open to anyone. Many subdivisions also have private ramps for members; ask the property owners' association about access and rules. The full list, including marinas, is on [Lake Livingston](https://polktx.com/lake) (polktx.com/lake).

RAMP	RUN BY	FEE
Lake Livingston State Park 300 Park Road 65, Livingston, TX 77351	Texas Parks and Wildlife Department	park entry fee applies
Tigerville Park	Trinity River Authority	None
Blanchard Public Ramp	Trinity River Authority	None

Ramp details checked by PolkTX on September 7, 2026 against Texas Parks and Wildlife's Lake Livingston access list.

Questions to ask the seller or listing agent

- ☐ Are the dock, pier, boathouse and bulkhead permitted by the Trinity River Authority? May I have copies of the permits?
- ☐ How old is the bulkhead, and has it been repaired or replaced?
- ☐ Is the septic system permitted through TRA? May I have the permit and recent service reports?
- ☐ What is the ground elevation of the lot and the house, and is there an elevation certificate?
- ☐ Has the property ever flooded, or had a flood insurance claim?
- ☐ Where does TRA's flowage easement fall on the lot?
- ☐ Is there a property owners' association, and what are its rules and dues for lake access?

How to find a licensed professional

PolkTX does not recommend or list contractors. To check that someone holds a current Texas license, use the state's own search:

- Texas Board of Professional Engineers and Land Surveyors: surveyor search ↗ (pels.texas.gov/roster/rplssearch.html) **Registered professional land surveyors.** Search by name or license number.
- Texas Board of Professional Engineers and Land Surveyors: engineer search ↗ (pels.texas.gov/roster/pesearch.html) **Professional engineers.** Search by name or license number.
- TCEQ occupational license search ↗ (www2.tceq.texas.gov/lic_dpa/index.cfm?fuseaction=licall.searchgp) **Septic (OSSF) installers, site evaluators and maintenance providers.** Choose "On Site Sewage Facility Licensing," then the license type.
- TREC license holder search ↗ (trec.texas.gov/license-search) **Home inspectors.** Search under Inspectors.

We could not find a state license lookup for marine or bulkhead builders, so none is listed. Ask TRA how it checks contractors who work on the shoreline.

Last checked: October 9, 2026

Sources for this page:

- Trinity River Authority: Lake Livingston (normal pool, flowage easement, contact) (trinityra.org/lake_information/water_storage/lake_livingston/index.php)
- Trinity River Authority: online permits and licenses (trinityra.org/lake_information/water_storage/lake_livingston/online_permits_and_licenses.php)
- Trinity River Authority: property owner permits and licenses (trinityra.org/lake_information/water_storage/lake_livingston/property_owner_permits_and_licenses.php)
- Polk County Permits page (2,000-foot septic rule) (polktx.gov/325/Permits)
- FEMA Flood Map Service Center (msc.fema.gov/portal/home)
- Texas Parks and Wildlife: Lake Livingston boat access (tpwd.texas.gov/fishboat/fish/recreational/lakes/livingston/access.phtml)
- Texas Parks and Wildlife: Lake Livingston State Park (tpwd.texas.gov/state-parks/lake-livingston)

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Drive Times from Polk County

polktx.com/real-estate/drive-times/



Miles and minutes, no traffic

Driving distance and time with no traffic from Polk County communities

FROM	DOWNTOWN LIVINGSTON	DOWNTOWN HOUSTON	THE WOODLANDS	LUFKIN	BUSH AIRPORT (IAH)	HOBBY AIRPORT (HOU)
Livingston (city center)	—	78 mi1 hr 45 min	66 mi1 hr 35 min	48 mi55 min	64 mi1 hr 30 min	88 mi2 hr
Onalaska (city center)	15 mi20 min	96 mi1 hr 55 min	67 mi1 hr 20 min	62 mi1 hr 15 min	72 mi1 hr 40 min	107 mi2 hr 10 min
Memorial Point subdivision	10 mi10 min	86 mi1 hr 55 min	74 mi1 hr 30 min	57 mi1 hr 10 min	72 mi1 hr 40 min	96 mi2 hr 10 min
Pine Harbor	15 mi20 min	96 mi1 hr 55 min	68 mi1 hr 20 min	62 mi1 hr 15 min	72 mi1 hr 45 min	108 mi2 hr 10 min
Lake Livingston Village	10 mi15 min	86 mi1 hr 55 min	78 mi1 hr 35 min	57 mi1 hr 10 min	72 mi1 hr 40 min	96 mi2 hr 10 min
Indian Hills / Indian Hill Estates	9 mi10 min	85 mi1 hr 55 min	75 mi1 hr 30 min	56 mi1 hr 10 min	71 mi1 hr 40 min	95 mi2 hr 10 min
Shelter Cove	12 mi20 min	89 mi2 hr	80 mi1 hr 40 min	59 mi1 hr 15 min	74 mi1 hr 45 min	98 mi2 hr 15 min
Forest Hills	10 mi15 min	87 mi1 hr 55 min	71 mi1 hr 25 min	57 mi1 hr 10 min	73 mi1 hr 40 min	97 mi2 hr 10 min
Goodrich (city)	8 mi10 min	70 mi1 hr 35 min	59 mi1 hr 25 min	56 mi1 hr 5 min	56 mi1 hr 20 min	80 mi1 hr 50 min
Corrigan (city)	21 mi25 min	100 mi2 hr 5 min	88 mi1 hr 55 min	26 mi30 min	86 mi1 hr 55 min	110 mi2 hr 20 min
Leggett	9 mi10 min	87 mi1 hr 50 min	75 mi1 hr 40 min	39 mi45 min	73 mi1 hr 40 min	97 mi2 hr 10 min
Dallardsville (Big Sandy ISD area)	21 mi30 min	99 mi2 hr 15 min	87 mi2 hr 5 min	68 mi1 hr 25 min	85 mi2 hr	99 mi2 hr 30 min

How these were measured

- Routes were calculated with OSRM, an open routing engine, on OpenStreetMap road data. Times assume no traffic and usually run a little longer than phone map apps.
- Each community is measured from one point. A home elsewhere in the same community can be several minutes closer or farther.
- Destinations: Houston City Hall, The Woodlands Town Center, the Angelina County Courthouse in Lufkin, the terminals at Bush Intercontinental and Hobby, and the Polk County Courthouse in Livingston.
- Some lake subdivisions aren't listed yet because we haven't confirmed a start point for them.

To compare communities on school district, utilities and lake access, see [Where to Live](https://polktx.com/moving-here/) (polktx.com/moving-here/).

Last checked: October 9, 2026

Sources for this page:

- OSRM routing on OpenStreetMap data (project-osrm.org/)
- OpenStreetMap road data (openstreetmap.org/)

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What's Coming: A Buyer's View

polktx.com/real-estate/whats-coming/



WHAT THIS PAGE IS

Facts from public records: what, where, who and status. It says nothing about what any project will do to property values, and nobody can promise a schedule. Included: road and drainage projects, new subdivisions, the casino resort, a recreation lease and new construction filed at \$5 million or more. Projects whose filed completion date is more than a year past are left out until someone confirms them. Everything else is on What's Coming (polktx.com/whats-coming).

Livingston

US 59 Livingston Upgrade South (Future I-69)

What	Highway / TxDOT. Reconstruct the US 59 / FM 1988 interchange and US 59 mainlanes to interstate standards. Cable-barrier-divided mainlanes, four 12-ft travel lanes, 6-ft inside and 12-ft outside shoulders. Frontage roads with two 12-ft travel lanes.
Where	US 59 from US 190 to 0.39 miles south of FM 1988
Who	TxDOT Lufkin District
Status	Approved or announced
Source	TxDOT project page — US 59 Livingston Upgrade South Segment (Future I-69) (txdot.gov/projects/projects-studies/lufkin/us59-livingston-future-south-i69.html)
Checked	September 4, 2026

US 59 Livingston Upgrade North (Future I-69)

What	Highway / TxDOT. Reconstruct US 59 mainlanes, ramps and frontage roads to interstate standards. Reconfigure the US 190 and Business US 59 North interchanges and build new frontage road connections north of BU 59 North.
Where	US 59 from 1.25 miles south of US 190 to 1.9 miles south of SL 116
Who	TxDOT Lufkin District
Status	Approved or announced
Source	TxDOT project page — US 59 Livingston Upgrade North (Future I-69) (txdot.gov/projects/projects-studies/lufkin/us59-livingston-future-i69.html)
Checked	September 4, 2026

Livingston West End Drainage Project

What	Drainage / GLO disaster recovery grant. Improve drainage by replacing culverts, rehabilitating existing roadway and relocating water and sewer line.
Where	West End, City of Livingston
Who	City of Livingston
Status	Approved or announced
Source	Texas General Land Office — 2024 Disasters Local Communities Program, Approved Projects (Awards Announced September 9, 2026) (glo.texas.gov/sites/default/files/documents/disaster-recovery/2024-disasters-local-communities-program-project-table-09-09-2026-announcement.pdf)
Checked	September 11, 2026

BU 59K (CSJ: 0176-06-015)**What**

New Construction. Replace bridge and approaches.

Where

At Choates Creek, Livingston, TX 77351

Who

TxDOT District: Lufkin

Status

Permit filed · Filed completion: December 2031

Source

TDLR Architectural Barriers project TABS2026011347 (tdlr.texas.gov/tabs/search)

Checked

September 12, 2026

Livingston ISD Athletic Complex Expansion**What**

New Construction. Expansion of existing visitor grandstands, new home grandstands with press box and new concessions building.

Where

400 FM 350, Livingston, TX 77351

Who

Livingston Independent School District

Status

Opening soon · Filed completion: June 2026

Source

TDLR Architectural Barriers project TABS2024023806 (tdlr.texas.gov/tabs/search)

Checked

September 14, 2026

Onalaska

Onalaska Citywide Drainage Project

What	Drainage / GLO disaster recovery grant. Enhance the city's stormwater drainage system by improving roadway culverts, regrading ditches and installing reinforced pipes.
Where	Citywide, City of Onalaska
Who	City of Onalaska
Status	Approved or announced
Source	Texas General Land Office — 2024 Disasters Local Communities Program, Approved Projects (Awards Announced September 9, 2026) (glo.texas.gov/sites/default/files/documents/disaster-recovery/2024-disasters-local-communities-program-project-table-09-09-2026-announcement.pdf)
Checked	September 11, 2026

Onalaska ISD High School

What	New Construction. New high school campus.
Where	1885 FM 3459, Onalaska, TX 77360
Who	Onalaska Independent School District
Status	Under construction · Filed completion: December 2026
Source	TDLR Architectural Barriers project TABS2025020877 (tdlr.texas.gov/tabs/search)
Checked	September 14, 2026

North county: Leggett and Corrigan

Naskila Casino Resort

What	Casino resort / hospitality. Gaming floor with approximately 3,400 electronic bingo machines; non-smoking, smoking and high-limit VIP areas; restaurants, bars, lounges and food hall concepts; approximately 35,000 sq ft of event and conference space.
Where	10450 US Highway 59, Livingston, TX 77351 (unincorporated Leggett)
Who	Alabama-Coushatta Tribe of Texas
Status	Under construction · Phase 1, late 2028
Source	Naskila Casino press release, groundbreaking (naskila.com/press/a-new-chapter-for-the-luckiest-spot-in-texas-naskila-casino-breaks-ground-on-naskila-casino-resort)
Checked	September 4, 2026

Corrigan Citywide Sewer Improvements

What	Public works / GLO disaster recovery grant. Install generators and concrete pads at lift stations across the city.
Where	Lift stations citywide, City of Corrigan
Who	City of Corrigan
Status	Approved or announced
Source	Texas General Land Office — 2024 Disasters Local Communities Program, Approved Projects (Awards Announced September 9, 2026) (glo.texas.gov/sites/default/files/documents/disaster-recovery/2024-disasters-local-communities-program-project-table-09-09-2026-announcement.pdf)
Checked	September 11, 2026

South county: Goodrich and the Trinity River

US 59 Upgrade, Shepherd to Trinity River (Future I-69)

What	Highway / TxDOT. Upgrade US 59 to a controlled-access roadway with new frontage roads and reconstructed mainlanes. Four 12-ft travel lanes, 4-ft inside and 12-ft outside shoulders, divided by an 88–95 ft median.
Where	US 59 from 0.74 mile south of FM 223 (Church St.) to 0.70 mile north of the Trinity River
Who	TxDOT Lufkin District
Status	Approved or announced
Source	TxDOT project page — US 59 upgrade Shepherd to Trinity River (future I-69) (txdot.gov/projects/projects-studies/lufkin/us59-shepherd-trinity-river.html)
Checked	September 4, 2026

County roads and countywide

Stonebrook Estates Subdivision

What	Residential subdivision. Commissioners Court accepted Stonebrook Drive as a county-maintained road and added it to the Master Street Address Guide. Road acceptance generally follows completion of subdivision street construction.
Where	Polk County (Precinct 2)
Status	Approved or announced
Source	Polk County Commissioners Court minutes, 2025-11-12 (polkcotx.portal.civicclerk.com/event/1856/files)
Checked	September 6, 2026

Timber Ridge Ranchettes Subdivision, Block 1

What	Residential subdivision. Subdivision application approved by Commissioners Court, 5-0.
Where	Polk County (Precinct 3)
Status	Approved or announced
Source	Polk County Commissioners Court minutes, 2026-01-27 (polkcotx.portal.civicclerk.com/event/1871/files)
Checked	September 6, 2026

Cody Road Subdivision

What	Residential subdivision. Subdivision application approved upon conditions met, 5-0. Conditions: developer to provide security associated with construction and/or warranty of streets, drainage and electrical utilities, and to provide a completed Appendix V Subdivision Construction Agreement with required attachments.
Where	Polk County (Precinct 4)
Status	Approved or announced
Source	Polk County Commissioners Court minutes, 2026-01-27 (polkcotx.portal.civicclerk.com/event/1871/files)
Checked	September 6, 2026

Rocking P Arena Road partial abandonment

What	County road. Commissioners Court approved abandonment of a portion of Rocking P Arena Road, a third-class county road determined to serve no public purpose, with related Master Street Address Guide updates.
Where	Polk County (Precinct 1)
Status	Approved or announced
Source	Polk County Commissioners Court minutes, 2026-02-10 (polkcotx.portal.civicclerk.com/event/1885/files)
Checked	September 6, 2026

Polk County Regional Waste Management Facility - permit modification

What	Solid waste facility. Commissioners Court authorized the operator to submit a permit modification application to TCEQ, at no cost to the county, 5-0. Authorization to apply is not TCEQ approval.
Where	Polk County
Who	Republic Services, operating as Santek Environmental of Texas, LLC
Status	Approved or announced
Source	Polk County Commissioners Court minutes, 2026-07-28 (polkcotx.portal.civicclerk.com/event/1903/files)
Checked	September 6, 2026

Blanchard Boat Ramp — Lake Life Foundation recreational lease and development

What	Recreational lease and development. Approximately six acres around the Blanchard Public Boat Ramp, leased to The Lake Life Foundation. TRA states the property remains publicly owned and keeps its public recreational purpose; TRA's full statement, including its prohibitions, is in the timeline below.
Where	Blanchard Public Boat Ramp, Lake Livingston
Status	Approved or announced
Source	TRA Board of Directors minutes, February 25, 2026 (certified March 3, 2026) (cms9files.revize.com/trinityriverauth/documents_center/board/minutes/2026/2-25-26_BOD_MINUTES.pdf)
Checked	September 7, 2026

Indian Springs Community Road Improvements

What	Drainage / GLO disaster recovery grant. Improve roadways and drainage systems by repaving and regrading roads and installing culverts.
Where	Indian Springs community, Polk County
Who	Polk County
Status	Approved or announced
Source	Texas General Land Office — 2024 Disasters Local Communities Program, Approved Projects (Awards Announced September 9, 2026) (glo.texas.gov/sites/default/files/documents/disaster-recovery/2024-disasters-local-communities-program-project-table-09-09-2026-announcement.pdf)
Checked	September 11, 2026

Last checked: September 14, 2026

Sources for this page:

- PolkTX What's Coming (full list, every record sourced) (polktx.com/whats-coming)
- TxDOT Lufkin District project pages (txdot.gov/projects/projects-studies/lufkin.html)
- Polk County Commissioners Court agendas and minutes (polkcotx.portal.civicclerk.com/)
- Texas General Land Office: 2024 disasters local communities program (glo.texas.gov/disaster-recovery)
- TDLR Texas Architectural Barriers project search (tdlr.texas.gov/tabs/search)

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