



Lake Livingston Buyer Guide

polktx.com/real-estate/lake-livingston/



GENERAL INFORMATION, NOT ADVICE

General information, not legal, engineering, tax or real estate advice. PolkTX is not a real estate brokerage and its publisher is not a licensed agent. Confirm requirements with the office that handles them.

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](http://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](http://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 (polktx.com/lake). For the full TRA permit explainer, see TRA permits on Lake Livingston (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 (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/rplsearch.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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