



READ THIS BEFORE YOU RELY ON ANYTHING BELOW

A Livingston mailing address does not mean Livingston ISD. Several of these subdivisions sit in Onalaska ISD despite a Livingston address, and a few have conflicting sources. Confirm the school district, association and utilities for the exact parcel before you buy. We say where we're unsure rather than guessing.

Towns and rural areas

6 communities across the county.

CITY / AREA GUIDE

Livingston

Polk County's county seat and the area's main service center.

SCHOOL DISTRICT Livingston ISD

TO LIVINGSTON 0–10 minutes to central Livingston for most in-town properties.

See the full guide → (polktx.com/moving-here/communities/livingston)

CITY / AREA GUIDE

Onalaska

A small city on Lake Livingston, surrounded by several named lake subdivisions.

SCHOOL DISTRICT Onalaska ISD

TO LIVINGSTON About 15 miles / roughly 20 minutes to central Livingston, depending on traffic and exact location.

See the full guide → (polktx.com/moving-here/communities/onalaska)

CITY / RURAL AREA GUIDE

Goodrich

A very small community south of Livingston along Highway 59/69, with rural property and homes and a direct route into Livingston or toward Cleveland/Houston.

SCHOOL DISTRICT Goodrich ISD

TO LIVINGSTON About 10–12 miles / roughly 12–18 minutes to central Livingston via Highway 59/69.

See the full guide → (polktx.com/moving-here/communities/goodrich)

SMALL-TOWN / NORTH POLK AREA GUIDE

Corrigan

Polk County's northern town, between Livingston and Lufkin, on a town grid with timberland and acreage around it.

SCHOOL DISTRICT Corrigan-Camden ISD

TO LIVINGSTON About 23–25 miles, roughly 25–30 minutes north of central Livingston. Lufkin is to the north.

See the full guide → (polktx.com/moving-here/communities/corrigan)

RURAL / ACREAGE AREA GUIDE

Leggett

An unincorporated community north of Livingston with wooded acreage, scattered homes and its own small school district.

SCHOOL DISTRICT Leggett ISD

TO LIVINGSTON About 12–14 miles / roughly 15–20 minutes north of central Livingston, depending on the property's location and route.

See the full guide → (polktx.com/moving-here/communities/leggett)

RURAL / BIG THICKET AREA GUIDE

Big Sandy / Dallardsville

A dispersed east-southeast Polk County area centered on Big Sandy ISD and the Dallardsville community.

SCHOOL DISTRICT Big Sandy ISD

TO LIVINGSTON Typically about 18–25 miles / roughly 25–35 minutes east or southeast of central Livingston, with meaningful variation across th...

See the full guide → (polktx.com/moving-here/communities/big-sandy-dallardsville)

Lake Livingston subdivisions

22 named subdivisions and lake communities.

NAMED LAKE SUBDIVISION Memorial Point An established gated Lake Livingston community southwest of Livingston with homes, townhomes, condos and vacant lots around a full amenity package. SCHOOL DISTRICT Livingston ISD HOA / POA Mandatory Memorial Point Property Owners Association. Buyers should request the current resale certificate, assessment amount,... TO LIVINGSTON Approximately 10–13 miles / about 15–20 minutes to central Livingston. See the full guide → (polktx.com/moving-here/communities/memorial-point)	NAMED LAKE SUBDIVISION Cedar Point A large, gated Lake Livingston subdivision west of Livingston, with homes, lots and a community amenity package. SCHOOL DISTRICT Onalaska ISD HOA / POA Mandatory Cedar Point POA. Get current dues from the association's resale certificate. TO LIVINGSTON Approximately 10–13 miles / about 15–20 minutes to central Livingston. See the full guide → (polktx.com/moving-here/communities/cedar-point)
NEWER GATED HOMESITE DEVELOPMENT Leisurewood on Lake Livingston A newer gated homesite development marketed in the Onalaska/Lake Livingston area with larger homesites. SCHOOL DISTRICT Onalaska ISD HOA / POA Association not confirmed from an official source. Ask the developer for the recorded restrictions and whether an association is... TO LIVINGSTON Approximately 15–20 miles / about 20–30 minutes, depending on the entrance and route. See the full guide → (polktx.com/moving-here/communities/leisurewood-on-lake-livingston)	NAMED LAKE SUBDIVISION Twin Harbors An established deed-restricted subdivision in Onalaska with about 180 homes and a notably complete recreation package. SCHOOL DISTRICT Onalaska ISD HOA / POA Twin Harbors POA; deed restrictions and architectural review apply. Confirm annual dues and boat-ramp key/sticker requirements... TO LIVINGSTON Approximately 15–18 miles / about 20–25 minutes to central Livingston. See the full guide → (polktx.com/moving-here/communities/twin-harbors)
NAMED LAKE SUBDIVISION Pine Harbor An older Onalaska-area lake subdivision offering modest homes and lots with a small POA and community ramp/park. SCHOOL DISTRICT Onalaska ISD HOA / POA Pine Harbor Estates POA. Get current dues from the association before closing. TO LIVINGSTON Approximately 15–18 miles / about 20–25 minutes. See the full guide → (polktx.com/moving-here/communities/pine-harbor)	MULTI-SECTION LAKE SUBDIVISION Paradise Acres A multi-section Onalaska lake community with cottages, lots and mixed housing near Lake Livingston. SCHOOL DISTRICT Onalaska ISD HOA / POA Section-specific POAs (including Sections I, II and III), not one simple blanket association. Get current dues from the association'... TO LIVINGSTON Approximately 14–18 miles / about 20–25 minutes. See the full guide → (polktx.com/moving-here/communities/paradise-acres)
LARGE MULTI-SECTION LAKE SUBDIVISION Lake Livingston Village A very large, ungated private subdivision with about 3,600 properties across 14 sections. SCHOOL DISTRICT Livingston ISD HOA / POA Mandatory Lake Livingston Village Improvement Association. All owners pay assessments, whether or not they occupy the lot or us... TO LIVINGSTON Approximately 8–13 miles / about 15–20 minutes, depending on section. See the full guide → (polktx.com/moving-here/communities/lake-livingston-village)	LAKE SUBDIVISION GROUP Indian Hills / Indian Hill Estates A group of established Lake Livingston sections and peninsulas near Blanchard, including Indian Hills, Indian Hills Heights and Indian Hill Estates. SCHOOL DISTRICT Split by section: Livingston or Onalaska ISD HOA / POA Governance differs by section. Indian Hills Civic Club membership is voluntary, while Indian Hill No. 2 has its own POA. TO LIVINGSTON Approximately 9–12 miles / about 15–20 minutes. See the full guide → (polktx.com/moving-here/communities/indian-hills-in-dian-hill-estates)

NAMED LAKE SUBDIVISION

Texas Acres

An Onalaska-area Lake Livingston subdivision with a property owners association and community recreation access.

SCHOOL DISTRICT	Onalaska ISD
HOA / POA	Texas Acres Property Owners Association. Confirm current dues and resale documents directly with the association/title company.
TO LIVINGSTON	Approximately 15–20 miles / about 20–30 minutes.

See the full guide → (polktx.com/moving-here/communities/texas-acres)

NAMED LAKE SUBDIVISION

Shelter Cove

A smaller established Lake Livingston subdivision near the Scenic Loop/Onalaska side, with POA-controlled ramp and dock facilities.

SCHOOL DISTRICT	Livingston ISD
HOA / POA	Shelter Cove POA. Get current dues from the association's resale certificate.
TO LIVINGSTON	Approximately 11–14 miles / about 18–25 minutes.

See the full guide → (polktx.com/moving-here/communities/shelter-cove)

MULTI-SECTION LAKE SUBDIVISION

Forest Hills

An established, wooded subdivision on the east side of Lake Livingston between Onalaska and Livingston, with multiple sections and private lake access.

SCHOOL DISTRICT	Onalaska ISD
HOA / POA	Section-specific POA structure rather than one simple countywide page. Confirm whether the parcel is in Forest Hills Section 1 or...
TO LIVINGSTON	Approximately 10–14 miles / about 15–22 minutes.

See the full guide → (polktx.com/moving-here/communities/forest-hills)

NEWER GATED ACREAGE SUBDIVISION

Ridge Lake Estates

A newer gated custom-home and acreage community just outside Livingston, built around rolling land and private lakes rather than direct Lake Livingston frontage.

SCHOOL DISTRICT	Livingston ISD
HOA / POA	Mandatory association. Get the current resale certificate and CCRs from the association.
TO LIVINGSTON	About 4–7 miles / roughly 6–10 minutes to central Livingston.

See the full guide → (polktx.com/moving-here/communities/ridge-lake-estates)

SUBDIVISION / LAKE COMMUNITY

Lake Livingston Airpark Estates

Gated entrance with a posted private drive, a posted 25 mph speed limit, a posted Yield to Aircraft sign and aircraft hangars visible beyond the gate.

SCHOOL DISTRICT	Livingston ISD
HOA / POA	<i>Not established</i>
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/lake-livingston-airpark-estates)

NAMED LAKE SUBDIVISION

Idlewilde Estates

A deed-restricted subdivision in Onalaska on the northeast shore of Lake Livingston.

SCHOOL DISTRICT	Onalaska ISD
HOA / POA	Idlewilde Property Owners Association (IPOA). Deed-restricted to single-family residential use; commercial use and short-term rental...
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/idlewilde-estates)

NAMED LAKE SUBDIVISION

Resort Country

A Lake Livingston subdivision in Livingston, off FM 3277 (the Scenic Loop).

SCHOOL DISTRICT	Livingston ISD
HOA / POA	Resort Country association. Subdivisions I and II merged in 2001 under one set of governing documents recorded with Polk County.
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/resort-country)

NAMED LAKE SUBDIVISION

Bridgeview

A Lake Livingston subdivision in Onalaska (77360), just off US 190: turn left just after Brookshire Brothers.

SCHOOL DISTRICT	Onalaska ISD
HOA / POA	Property owners association with an architecture committee. Annual fees run about \$120 to \$240 depending on the lot or block; confirm...
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/bridgeview)

NAMED LAKE SUBDIVISION

Dickens Landing

A Lake Livingston subdivision in Livingston (77351) on a peninsula near FM 2457, between Livingston and Onalaska.

SCHOOL DISTRICT	Livingston ISD
HOA / POA	<i>Not established</i>
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/dickens-landing)

NAMED LAKE SUBDIVISION

Emerald Bay

A Lake Livingston subdivision north of Onalaska (77360).

SCHOOL DISTRICT	Onalaska ISD
HOA / POA	Restrictions vary by section: some lots are deed restricted, others have few or none. Check the recorded restrictions for the exact lot.
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/emerald-bay)

ACREAGE SUBDIVISION

Four Corners Estates

An acreage subdivision in the Livingston area, built in phases (One through Four, The Park, and Phase Five).

SCHOOL DISTRICT	Livingston ISD
HOA / POA	Four Corners Estates POA. \$250 per lot per year, due January 1; \$50 a month late fee after February 1.
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/four-corners-estates)

NAMED LAKE SUBDIVISION

Texas Landing

A Lake Livingston subdivision with larger lots than usual, from waterfront homes to cleared building sites near the highway.

SCHOOL DISTRICT	Livingston ISD
HOA / POA	Texas Landing Property Owners' Association, 404 Branding Iron, West Livingston 77351. Ask the association for current dues and a...
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/texas-landing)

LAKE AREA ALONG FM 3277

Scenic Loop

The area locals call the Scenic Loop: FM 3277 in West Livingston, along the western shore of Lake Livingston.

SCHOOL DISTRICT	Livingston ISD
HOA / POA	Depends on the subdivision. Each one along the loop has its own rules; some have an association and some don't. Check which...
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/scenic-loop)

NAMED SUBDIVISION ON A PRIVATE LAKE

Lakeside Village Estates

A Livingston subdivision a few minutes from downtown, built around a private lake of about 45 acres.

SCHOOL DISTRICT	Livingston ISD
HOA / POA	Lakeside Village Estates Homeowners Association, P.O. Box 2833, Rowlett, TX 75030. Ask the association for current dues and a resa...
TO LIVINGSTON	<i>Not established</i>

See the full guide → (polktx.com/moving-here/communities/lakeside-village-estates)

Compare them side by side

COMMUNITY	TYPE	SCHOOL DISTRICT	LAKE ACCESS
Livingston (polktx.com/moving-here/communities/livingston)	City / area guide	Livingston ISD	Not itself a waterfront neighborhood. Lake Livingston State Park and multiple public/private operated ramps are generally 10–25 minutes away depending on the property.
Onalaska (polktx.com/moving-here/communities/onalaska)	City / area guide	Onalaska ISD	The city sits along Lake Livingston, with waterfront homes, lake-access subdivisions and several nearby marinas and ramps.
Memorial Point (polktx.com/moving-here/communities/memorial-point)	Named lake subdivision	Livingston ISD	Direct Lake Livingston frontage plus private community access; interior lots share the neighborhood's launch and shoreline amenities.
Cedar Point (polktx.com/moving-here/communities/cedar-point)	Named lake subdivision	Onalaska ISD	Direct lake frontage is limited to waterfront properties, while interior owners use community ramps, piers and lake-access amenities.
Leisurewood on Lake Livingston (polktx.com/moving-here/communities/leisurewood-on-lake-livingston)	Newer gated homesite development	Onalaska ISD	Lake-oriented and close to Lake Livingston, but marketing sources conflict on whether every phase has private subdivision boat-ramp access. Treat lake access as parcel/phase-specific until confirmed in writing.

COMMUNITY	TYPE	SCHOOL DISTRICT	LAKE ACCESS
Twin Harbors (polktx.com/moving-here/communities/twin-harbors)	Named lake subdivision	Onalaska ISD	Direct Lake Livingston setting with waterfront homes plus shared launch and fishing access for eligible owners.
Pine Harbor (polktx.com/moving-here/communities/pine-harbor)	Named lake subdivision	Onalaska ISD	Community channel and ramp connect to Lake Livingston; usability can be affected by channel and water conditions, so boaters should inspect access in person.
Paradise Acres (polktx.com/moving-here/communities/paradise-acres)	Multi-section lake subdivision	Onalaska ISD	Waterfront and near-water properties are available.
Lake Livingston Village (polktx.com/moving-here/communities/lake-livingston-village)	Large multi-section lake subdivision	Livingston ISD	Community boat ramp to Lake Livingston plus parks/pavilion. Only a small share of properties are waterfront; many sections are inland.
Indian Hills / Indian Hill Estates (polktx.com/moving-here/communities/indian-hills-indian-hill-estates)	Lake subdivision group	Split by section: Livingston or Onalaska ISD	Strong. The area includes deep-water and cove-front properties, and the Blanchard public ramp is at/near the community entrance.
Texas Acres (polktx.com/moving-here/communities/texas-acres)	Named lake subdivision	Onalaska ISD	Lake-oriented with community boat-ramp access; waterfront homes and lots appear in the subdivision.
Shelter Cove (polktx.com/moving-here/communities/shelter-cove)	Named lake subdivision	Livingston ISD	Direct lake/cove frontage plus private POA ramps and docks for eligible members and guests.

COMMUNITY	TYPE	SCHOOL DISTRICT	LAKE ACCESS
Forest Hills (polktx.com/moving-here/communities/forest-hills)	Multi-section lake subdivision	Onalaska ISD	Direct Lake Livingston location; Forest Hills Section 1 provides a private park with sandy-beach and boat-ramp access.
Ridge Lake Estates (polktx.com/moving-here/communities/ridge-lake-estates)	Newer gated acreage subdivision	Livingston ISD	Some lots front private community lakes/ponds, including a larger fishing lake. It is not a Lake Livingston waterfront subdivision; public lake access is about 15 minutes away.
Goodrich (polktx.com/moving-here/communities/goodrich)	City / rural area guide	Goodrich ISD	Not primarily a Lake Livingston community. Some Goodrich postal-area properties are near creeks, private lakes or the southern lake region, but public Lake Livingston access requires a drive.
Corrigan (polktx.com/moving-here/communities/corrigan)	Small-town / north Polk area guide	Corrigan-Camden ISD	Not a Lake Livingston-centered market. Rural properties may have ponds or creek frontage, but public lake ramps and marinas require a drive south.
Leggett (polktx.com/moving-here/communities/leggett)	Rural / acreage area guide	Leggett ISD	Not lake-centered. Some tracts include ponds or creek frontage, while Lake Livingston boating requires trailering to a public ramp or the state park.

COMMUNITY	TYPE	SCHOOL DISTRICT	LAKE ACCESS
Big Sandy / Dallardsville (polktx.com/moving-here/communities/big-sandy-dallardsville)	Rural / Big Thicket area guide	Big Sandy ISD	The area is not primarily lakefront. Creeks, wetlands and private ponds appear on rural tracts; Lake Livingston ramps require a drive, while Big Thicket recreation is a more immediate draw.
Lake Livingston Airpark Estates (polktx.com/moving-here/communities/lake-livingston-airpark-estates)	Subdivision / lake community	Livingston ISD	<i>Not established</i>
Idlewilde Estates (polktx.com/moving-here/communities/idlewilde-estates)	Named lake subdivision	Onalaska ISD	On the northeast shore of Lake Livingston. Lots range from 131 to 169 feet above sea level, per the association.
Resort Country (polktx.com/moving-here/communities/resort-country)	Named lake subdivision	Livingston ISD	On Lake Livingston off FM 3277, locally called the Scenic Loop.
Bridgeview (polktx.com/moving-here/communities/bridgeview)	Named lake subdivision	Onalaska ISD	On Lake Livingston, with a community boat launch and a fishing and boat pier. Some lots are on the water; many have a lake view.
Dickens Landing (polktx.com/moving-here/communities/dickens-landing)	Named lake subdivision	Livingston ISD	On Lake Livingston, on a peninsula near FM 2457, less than 5 minutes from a public boat launch. Many lakefront lots have boathouses, lifts, bulkheads and private docks.

COMMUNITY	TYPE	SCHOOL DISTRICT	LAKE ACCESS
Emerald Bay (polktx.com/moving-here/communities/emerald-bay)	Named lake subdivision	Onalaska ISD	On Lake Livingston. Waterfront lots, some with more than 100 feet of shoreline, plus lake-view and wooded lots set back from the water.
Four Corners Estates (polktx.com/moving-here/communities/four-corners-estates)	Acreage subdivision	Livingston ISD	Not on the lake. Lake Livingston and the Waterwood area are a short drive away.
Texas Landing (polktx.com/moving-here/communities/texas-landing)	Named lake subdivision	Livingston ISD	On Lake Livingston. Waterfront homes on lots of about 3/4 to 1 1/4 acres.
Scenic Loop (polktx.com/moving-here/communities/scenic-loop)	Lake area along FM 3277	Livingston ISD	Along the western shore of Lake Livingston. Waterfront and canal-front lots, many with private docks; some subdivisions have a shared boat ramp or pool.
Lakeside Village Estates (polktx.com/moving-here/communities/lakeside-village-estates)	Named subdivision on a private lake	Livingston ISD	On a private lake of about 45 acres, not on Lake Livingston. Lake Livingston is a short drive away.

Five things that trip people up

- 1 Mailing city is not school district — Cedar Point, Twin Harbors, Pine Harbor and several other subdivisions with a Livingston address are in Onalaska ISD, and Indian Hills is split by section. The appraisal district's property record lists the school district that taxes each parcel; check it for the exact address.
- 2 Association names are not interchangeable — Indian Hills, Paradise Acres and Forest Hills contain multiple sections/associations.
- 3 Broadband is never ZIP-code guaranteed — Use FCC/provider address checks; a nearby fiber line does not guarantee a serviceable drop.
- 4 A listing is not a governing document — Dues, amenities and restrictions come from the association's resale certificate, the recorded restrictions and title records.
- 5 Waterfront needs property due diligence — Check survey, flood zone, elevation certificate, bulkhead/dock permits, insurance and water depth.

How this guide is maintained

Every community page lists the sources behind it: official sources or the association's own website. PolkTX has no financial relationship with any real estate agent, brokerage, developer or property owners association, and no community pays to be listed or described.

Something wrong or out of date? Tell us (polktx.com/about/corrections).

Last checked: October 9, 2026

Sources for this page:

- cityoflivingston-tx.com/154/Utilities
- commonspirit.org/find-a-location/st-lukes-health-memorial-hospital-liv (commonspirit.org/find-a-location/st-lukes-health-memorial-hospital-livingston-tx-2628)
- heb.com/heb-store/tx/livingston/livingston-h-e-b-339
- tpwd.texas.gov/fishboat/fish/recreational/lakes/livingston/access.phtml (tpwd.texas.gov/fishboat/fish/recreational/lakes/livingston/access.phtml1)
- broadbandmap.fcc.gov
- cityofonalaska.us/our-community/pages/map-marina-locations
- brookshirebrothers.com/store-location/store-71
- onalaskaisd.net
- memorialpointpoa.com/about
- memorialpointud.org/about
- polkcad.org
- ownyourparadise.com/listings/subdivision/Leisurewood
- twinharborslakelivingston.com
- thpoa.com/faq
- pineharboresstates.com
- paradiseacres2.com/NeighborhoodDocuments
- lakelivingstonvillage.org
- lakelivingstonvillage.org/faqs
- ihills.org
- ihills.org/membership-information
- ihills.org/deed-restrictions-2
- indianhill2.org
- texas-acres.com
- texas-acres.com/deed-restrictions
- sheltercovepoa.com
- sheltercovepoa.com/p/Shelter-Cove-Information
- foresthillssection1.org
- ezhomesearch.com/us/tx/livingston/ridge-lake-estates
- ownyourparadise.com/listings/subdivision/Ridge-Lake-Estates
- goodrichtx.org
- goodrichtx.org/medical-facilities
- goodrichisd.net
- cityofcorrigan.com
- cityofcorrigan.com/new-residents
- cityofcorrigan.com/utility-and-citations-payments
- ccsdtx.com
- brookshirebrothers.com/store-location/store-24
- corriganmedical.com
- leggettisd.net
- leggettwater.myruralwater.com
- samhouston.net
- bigsandyisd.net
- nps.gov/bith/index.htm
- idlewildelakelivingston.com
- idlewildelakelivingston.com/history
- resortcountryslakelivingston.com
- resortcountryslakelivingston.com/location
- resortcountryslakelivingston.com/history
- fourcornersestatespoa.com
- fourcornersestatespoa.com/contacts.php
- fourcornersestatespoa.com/files/FCEPOA_DeedRestrictions.pdf
- fourcornersestatespoa.com/files/FCEPOA_DeedRestrictions_5.pdf
- facebook.com/TLPOA
- lakesidevillageestates.com

PolkTX is an independent community site. It doesn't sell leads, list homes or take payment from agents. Something wrong or out of date? Tell us (polktx.com/about/corrections).