
Richland Chambers Waterfront Retreat

26+/- Acres | Navarro County, TX | Listed at \$995,000

Call For Offers: 07/30-08/27



Richland Chambers Waterfront Retreat

26+/- Acres | Navarro County, TX

Overview

Discover one of the last remaining lakefront properties in the coveted Arrowhead Subdivision on Richland Chambers Lake. This nearly 27-acre expanse of contiguous land offers an unparalleled opportunity to create your dream oasis with stunning waterfront views and access. With almost 27-acres of mature, tree-covered land, offering ample space for horses and the freedom to create your own private retreat with personal boat dock.



Location:

This prime location is just 65 miles from downtown Dallas, offering the perfect retreat for both weekend getaways and extended stays. Only 10 miles from Corsicana Airport for convenient travel. Plus, minutes from Corsicana's charming dining, shopping, and art galleries.



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Arrowhead Community:

The Arrowhead community offers gated access, ensuring both privacy and security for residents. Enjoy exclusive use of a private boat ramp reserved for property owners. All homes must be site-built with a minimum of 2,000 square feet of heated and cooled living space. There are no time restrictions on when construction must begin. Underground co-op electricity and co-op water are available at the front of the property, making it easy to get started when you're ready to build.

HOA & Surveys:

The Arrowhead community requires a yearly \$500 fee per lot to help maintain and improve the community. There are 11 lots included in this property. Please see appendix A for surveys of each lot.

More information regarding HOA rules/deeds & restrictions are available upon request. Contact information is available on page 7.



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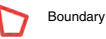
Lake Richland Chambers:

Richland Chambers Lake is one of Texas's largest and most scenic reservoirs, offering over 41,000 acres of water and 330 miles of shoreline just 65 miles south of Dallas. Known for its excellent fishing—especially hybrid striped bass—this lake draws anglers year-round with its diverse fishery that also includes white bass, crappie, catfish, and largemouth bass. Boating, sailing, and water sports are popular thanks to its expansive layout, and multiple marinas like Oak Cove, Fisherman's Point, and Sunset Cove offer boat ramps, fuel, lakeside dining, and cabin or RV lodging. The area is also home to golf courses, lakefront campgrounds, and nearby attractions in Corsicana, making it an ideal spot for both weekend escapes and full-time lake living.





→ Direction
□ Boundary



Boundary

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Call For Offers

All offers must be submitted in writing by the end of the day on August 27, 2025. To be considered, offers should be prepared using either the TREC Farm & Ranch Contract or the Unimproved Property Contract. For questions, additional details, or to initiate the offer process, please reach out to one of the agents listed below.



Arlene Kirkland

Global Real Estate Advisor

akirkland@briggsfreeman.com

Mobile: (214) 477-7820



Tyler Thomas

Owner / Founder of TT Ranch Group

tyler@ttranchgroup.com

Mobile: (214) 718-2800



AT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MASON SURVEY, ABSTRACT NO. 526, NAVARRO COUNTY, TEXAS, BEING LOT NO. 137, ARROWHEAD, PHASE II, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 193 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

LOT 136
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

LOT 138
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

LOT 144
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

LOT 138
JAMES & CHERIE WILLIAMS
VOL. 2011, PG. 5598



- LEGEND
- I.C.V. = IRRIGATION CONTROL VALVE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - W/M = WATER METER
 - W/V = WATER VALVE
 - FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - TEL. = TELEPHONE
 - A/C = AIR CONDITIONER
 - X-X- = FENCE
 - E- = POWERLINE

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 3.46 AC
SURVEY: JOHN MASON A-526
DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORE
DRAWN BY: D.K. 004
FIELD TECH: K.W.

NOTE: L.O.D.C. BASED
ON EAST LINE OF
LOT 135

the

[Handwritten signature]

ARROWHEAD

HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent results of an on the ground survey made under my direction and supervision.
This the 13th Day of September, 2022.

108 W TYLER ST
ATLANTA, GA 30309

NOTE: L.O.D.C. BASED
ON EAST LINE OF
LOT 135

Mark

0-432-7670

—E— = POWERLINE

(903) 675-2858

800-432-7670

DRAWN BY: D.K. 00

THIS THE 13th DAY OF September, 2022.

This the 13th Day of September, 2022.

CRS
ES
#22230

APPROXIMATELY
0.25 AC IN ROADWAY

REF. 35.8'
1 1/2" FIR

MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

10' U

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 3.07 AC
SURVEY: JOHN MAS

DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORF
DRAWN BY: D.K. 004 FIE

I, Mark Ferrelli, Registered Professional Land Surveyor #373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.

This the 13th Day of September, 2022.

This the 13th Day of September, 2022.

LEGEND

I.C.V. = IRRIGATION CONTROL VALVE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/M = WATER METER
W/V = WATER VALVE
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SIR = SET IRON ROD
TEL = TELEPHONE

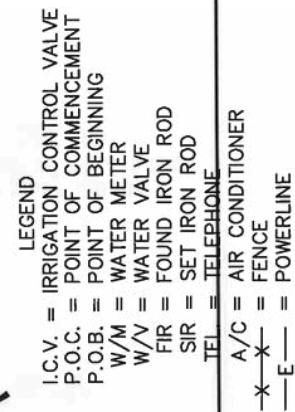
A/C = AIR CONDITIONER
X-X = FENCE
-E- = POWERLINE

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900

108 W TYLER ST
ATHENS, TX 75751-2045
(903) 675-2858

800-432-7670

CS-1



800-432-7670

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.

This the 13th Day of September, 2022.

This the 13th Day of September, 2022.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MASON SURVEY, ABSTRACT NO. 526, NAVARRO COUNTY, TEXAS, AND BEING LOT NO. 133, ARROWHEAD, PHASE II, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 193 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

APPROXIMATELY
0.25 AC IN ROADWAY

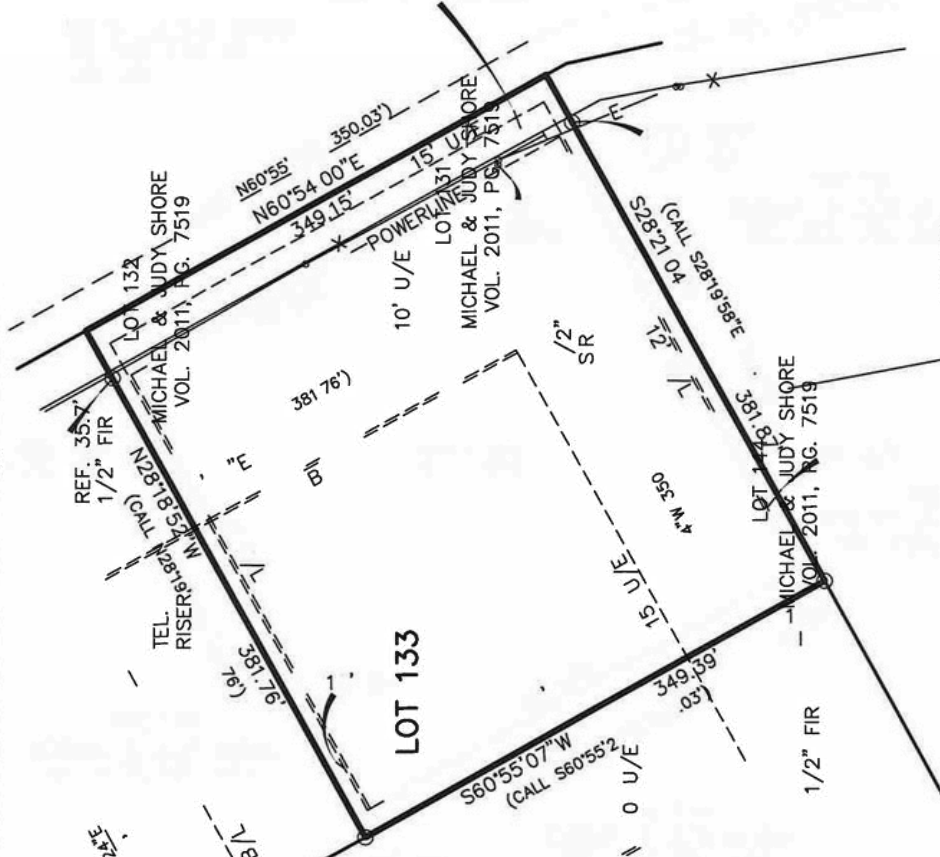
NOTE: L.O.D.C. BASED
ON EAST LINE OF
LOT 135

CR SE #32230

of Sep
Ferrell



ARR WHEAD



- LEGEND
- I.C.V. = IRRIGATION CONTROL VALVE
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 - P.O.B. = POINT OF BEGINNING
 - W/M = WATER METER
 - W/V = WATER VALVE
 - FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - TEL. = TELEPHONE
 - A/C = AIR CONDITIONER
 - X- = FENCE
 - E- = POWERLINE

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 3.06 AC
SURVEY: JOHN MASON A-526
DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORE
DRAWN BY: D.K. 004 FIELD TECH: K.W.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 13th Day of September, 2022.

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900
108 W TYLER ST
ATHENS, TX 75751-2045

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MASON SURVEY, ABSTRACT NO. 526, NAVARRO COUNTY, TEXAS, AND BEING LOT NO. 132, ARROWHEAD, PHASE II, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 193 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

(CALL & ACTUAL)
N60°55'24"E
15.43'

REF. 35.7'
1/2" FIR

LOT 133
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

10' U/E
1/2" SIR

L.O.D.C. BASED
EAST LINE OF
35

(CALL S79°19'06"W 377.12')

LOT 131
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519



[Signature]
Ferrell

LOT 132

LOT 129
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

ARROWHEAD

LEGEND
I.C.V. = IRRIGATION CONTROL VALVE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/V = WATER VALVE
FIR = FOUND IRON ROD
SIR = SET IRON ROD
TEL. = TELEPHONE
A/C = AIR CONDITIONER
X-X-X = FENCE
-E- = POWERLINE

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 2.32 AC

SURVEY: JOHN MASON A-526
DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORE
DRAWN BY: D.K. 004 FIELD TECH: K.W

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 13th Day of September, 2022.

HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

108 W TYLER ST
ATHENS, TX. 75751-2045

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MASON SURVEY, ABSTRACT NO. 526, NAVARRO COUNTY, TEXAS, AND BEING LOT NO. 129, ARROWHEAD, PHASE II, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 193 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

(CALL & ACTUAL)
N77°49'59"E
11.77'

(CALL & ACTUAL)
N86°43'07"E
N86°40'33"E
372.25'

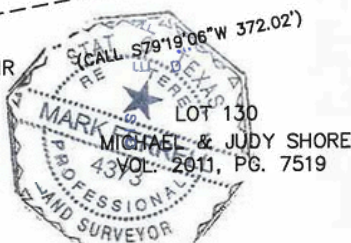
F/H

REF. 35.0'
1/2" FIR

LOT 132
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

10' U/E

15' U/E
1/2" FIR
(CALL 579°19'06"W 372.02')



LOT 130
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

APPROXIMATE
0.39 AC IN ROADWAY

TEL.
RISER

LOT 128

CHAD & JENNIFER HUTCHINS
VOL. 2022, PG. 3220

ARROWHEAD
PHASE II
POINT OF BEGINNING

LEGEND
I.C.V. = IRRIGATION CONTROL VALVE
P.O.B. = POINT OF BEGINNING
W/M = WATER METER
W/V = WATER VALVE
FIR = FOUND IRON ROD
SIR = SET IRON ROD
TEL. = TELEPHONE
A/C = AIR CONDITIONER
X-X-X = FENCE
---E--- = POWERLINE

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 2.08 AC

SURVEY: JOHN MASON A-526
DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORE
DRAWN BY: D.K. 004 FIELD TECH: K.W.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 13th of September, 2022.

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900

108 W TYLER ST
ATHENS, TX 75751-2045

Day September,

M

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MASON SURVEY, ABSTRACT NO. 526, NAVARRO COUNTY, TEXAS AND BEING LOT NO. 127, ARROWHEAD, PHASE II, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 193 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

L.O.D.C. BASED
ST LINE OF
35

LOT 130
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

60' ROAD



TRANS.
PAD
TEL.
RISER

LOT 126
DICKIE & CLARISSA BENNETT
VOL. 2022, PG. 9489

LOT 128
CHAD & JENNIFER HUTCHINS
VOL. 2022, PG. 3220

318' ELEV.
FLOOD PLAIN
BY GRAPHIC PLOTTING

(CALL & ACTUAL)
S00°27'31"E
30.78'

ACTUAL
315' ELEV

ARROWHEAD
LEGEND
I.C.V. = IRRIGATION CONTROL VALVE
P.O.B. = POINT OF BEGINNING
W/V = WATER VALVE
FIR = FOUND IRON ROD
SIR = SET IRON ROD
TEL = TELEPHONE
A/C = AIR CONDITIONER
-X- = FENCE
-E- = POWERLINE

RICHLAND
CHAMBERS
RESERVOIR

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 2.01 AC
SURVEY: JOHN MASON A-526
DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORE
DRAWN BY: D.K. 004
FIELD TECH: K.W

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This the 13th Day of September, 2022.

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900
108 W TYLER ST
ATHEENS, TX 75751-2045

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MASON SURVEY, ABSTRACT NO. 226, NAVARRO COUNTY, TEXAS, AND BEING LOT NO. 130, ARROWHEAD PHASE II, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 193 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

LOT 128
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519

LOT 127
CHAD & JENNIFER HUTCHINS
VOL. 2022, PG. 3220

LOT 127
MICHAEL & JUDY SHORE
VOL. 2011, PG. 7519



NOTE: L.O.D.C. BASED
ON EAST LINE OF
LOT 135

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 214 AC

SURVEY: JOHN MASON A-526
DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORE
DRAWN BY: D.K. 004

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This the 13th of September, 2022.

HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

108 W TYLER ST
ATHENS, TX 75751-2045
(817) 672-2959

LEGEND
I.C.V. = IRRIGATION CONTROL VALVE
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P.O.B. = POINT OF BEGINNING
W/V = WATER VALVE
FIR = FOUND IRON ROD
SIR = SET IRON ROD
TEL. = TELEPHONE
A/C = AIR CONDITIONER
X-X-X = FENCE
-E- = POWERLINE

Day
Ferrell

AT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE
 MASON SURVEY, ABSTRACT NO. 526, NAVARRO COUNTY, TEXAS,
 NG LOT NO. 144, ARROWHEAD, PHASE II, AS SHOWN BY PLAT
 ED IN VOLUME 7, PAGE 193 OF THE PLAT RECORDS OF NAVARRO
 TEXAS.

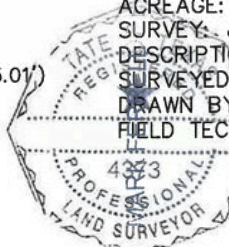
L.O.D.C. BASED
 ST LINE OF
 35

LOT 134
 MICHAEL & JUDY SHORE
 VOL. 2011, PG. 7519

LOT 137
 MICHAEL & JUDY SHORE
 VOL. 2011, PG. 7519

BEARING	LENGTH	CALLS
S61°11'39"W	17.64'	(CALL & ACTUAL)
S48°37'08"W	135.05'	(CALL S48°33'56"W
S11°30'11"W	110.77'	(CALL & ACTUAL)
S20°45'44"E	55.73'	(CALL & ACTUAL)

SCALE: 1" = 100'
 COUNTY: NAVARRO
 ACREAGE: 3.51 AC
 SURVEY: JOHN MASON 4-526
 DESCRIPTION: VOL. 7, PG. 193
 SURVEYED FOR: MICHAEL SHORE
 DRAWN BY: D.K. 004
 FIELD TECH: K.W.



Day

ARROWHEAD

LOT 131
 MICHAEL & JUDY SHORE
 VOL. 2011, PG. 7519

LOT 133
 MICHAEL & JUDY SHORE
 VOL. 2011, PG. 7519

LOT 144

LEGEND
 I.C.V. = IRRIGATION CONTROL VALVE
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 P.O.B. = POINT OF BEGINNING
 W/M = WATER METER
 W/V = WATER VALVE
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET IRON ROD
 TEL. = TELEPHONE
 A/C = AIR CONDITIONER
 X = FENCE
 E = POWERLINE

HEARN SURVEYING ASSOCIATES

FIRM NUMBER: 10019900

108 W TYLER ST

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 This the 13th of September, 2022.