

To the WCN Home Buyer

We occasionally receive questions from folks considering the purchase of a new or used home in Woodcreek North and Eagle Rock. My family's purchase of a home here in 2011 was one of our best decisions. We love our home and the subdivision. It is a beautiful area and we don't intend to leave.

Our subdivision is not without challenges. "Due diligence" before a purchase is essential. Read the deed restrictions applicable to a potential homes section location to ensure compatibility with your lifestyle.

ROADS

The biggest challenge is road maintenance. Most roads are still private roads built by the original developers. The POA is reconstituting a few roads a year for adoption by the county, which will then be responsible for maintenance. Some of the older sections were built as weekend homes and the roads built by the developer were not built to county and TxDot specs. Many roads in the newer sections need repair. Some sections do not have paved roads and are served by dirt/gravel roads.

Reports of road conditions and future plans are available on the POA website under road chairman reports. I urge you to read them.

A potential homebuyer was advised that if they bought a newly constructed home on an unpaved road, the POA would soon pave the road to their home. This was an inaccurate comment. Roads are selected for construction are based on traffic

volume, occupation density and funding. Brand new roads are the most expensive to build. They may be the last built.

New construction ranges from 2-4 million dollars a mile. The estimated cost to bring all roads in WCN and Eagle Rock to county specs is in the millions. The current road budget is approx. \$100,000/yr.

Please refer to the earlier mentioned reports for additional information.

DRAINAGE

As a former resident of the Texas coastal area (Brazoria County), I am always concerned about flooding. Unlike Brazoria County, there is no drainage district responsible for drainage here. We are not flat and generally do not have prolonged rain events like the coastal plains but are subject to intense periods of rain and flash floods. We are hilly and water moves from high ground to low ground. Low areas fill with water and dry creek beds become swift waters. If a potential home site lies at the base of a hill, at the confluence of two slopes or on a slope, consider the potential drainage patterns and the paths they may take.

When inspecting property for purchase, it's suggested that you evaluate the geographical and drainage features that may affect drainage patterns during stormy weather.

The US Corp of Engineers maintain floodplain and elevation maps. It's always a good idea to check your home site location for elevation measurements.

The Texas property code prohibits diverting water that would normally drain across a person's property onto another person's property.

The information here is not peculiar to the purchase of homes here. Property/home purchases are an important acquisition and one should research diligently before buying.