

WENDY CLINE PROPERTIES



www.WendyClineProperties.com | 281.858.3451 | properties@wendyclineproperties.com

RESIDENTIAL~LUXURY~WEEKEND GETAWAYS ~ EQUESTRIAN~ COMMERCIAL~FARM & RANCH

Helpful Tidbits of Info

Welcome to our home and potentially your home. We have put together some information that we think you will find helpful.

Subdivision Facts

- County: Harris
- City: Hockley
- ISD: Waller
- Total number of lots: 88
- Total number of completed homes: 15
- Total number of homes under construction: 5
- Total number of additional home builds (ie garages): 2
- Property Owners Association: Rocky Creek Property Owners Association
- Property Management Group: Magnolia Property Management
- There is no time limit in which you must build your home after lot has been purchased, that is why you will notice so many lots with no homes.
- There are currently 3 builders that own lots in which they are building their homes on and selling. Those builders are Flores, Infinity and Mercury Homes.

Property Owners Association

- Managed by elected board of directors
- Property Management Company manages finances and Deed Restrictions
- Deed Restrictions enforced and provided online or can be sent by email (see contact information)
- Annual Assessments are \$240 annually with a 3% increase each year + any special assessments

Home Info

- Built in 2008
- We bought and were first owners in 2009
- 2455 Sq Feet
- 3 bedrooms
- 2 ½ bath – Jack and Jill
- 30,000 gallon pool and spa
- Sprinkler system
- Drip System – septic

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- Fence built in 2011
- Sprinkler system installed in 2011
- Pool in 2012
- Gas Heater in 2013

Utilities, Phone, Etc

- Utilities – can use any provider
- Phone - ATT
- Internet – there are no internet lines available. Must use a WIFI or satellite.
Homeowners have said that WIFI is better than the few that do have the internet lines that were available.
- TV – Dish or Direct TV
- Propane Gas – can use any provider. We use Field Store Propane.
- Water – The subdivision well is managed and maintained by Quadvest and is located in the far right side of the subdivision.
- Septic – must have a maintenance contract, per county laws. We use Ricky Bonds to maintain our drip system.
- Trash – Your Garbage Service

Gas or Electric

- Gas
 - Heater - \$4000 unit installed 2 years ago
 - Pool/ Spa
- Electric
 - Appliances
 - But can convert to gas – goal was to first convert hot water heater and then appliances

Average Costs

- Utilities – standard and can shop around
- Phone – standard and depends on the additional services
- Internet – depends on the MIFI that you choose
- TV – Dish and Direct TV both have specials all the time
- Propane Gas - \$500 once a year, however depends on gas usage
- Water (includes pool and sprinklers)
 - Non peak water months - \$70/mo
 - Peak water months - \$150/mo but depends on how often you water weekly

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- Septic
 - Annual contract - \$180 but discount for multiple year contract
- Trash
 - Monthly - \$30

Septic Info

- Drip System
- Annual Contract with Ricky Bonds good through September 2016
- System pump/flushing should be performed every 5-10 years – not needed as of yet

Pool Info

- Built in 2012
- Salt water
- 2 pumps – 1 for pool and spa and 1 for waterfall
- New pumps – 1 less than a year and 1 less than a month old
- New heater – less than a month
- Heater powered by propane gas

Sprinkler System

- 12 zones

Landscape Lights

- Front only
- 2 bulb sizes

Schools

- Elementary – Roberts Road – an Exemplary School
- Waller Junior High
- Waller High School

Association Social Events

- Christmas party
- Halloween Trick or Treat

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kw MEMORIAL
KELLER WILLIAMS REALTY



CLHMS
MILLION DOLLAR
GUILD

SRES



TOP 25 RESIDENTIAL
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Contact Information

Rocky Creek Property Owners Association

Phone: 832.392.9472

Email: rockycreekpoa@gmail.com

Facebook: <https://www.facebook.com/rockycreekpropertyownersassociation?fref=ts>

Website: <http://www.magprop.com/community.php?id=24>

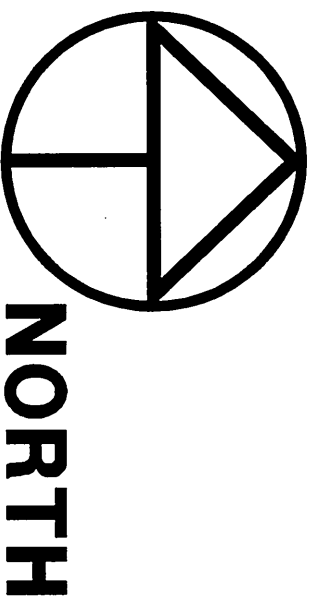
Deed Restrictions: <http://www.magprop.com/community.php?id=24>

Magnolia Property Management

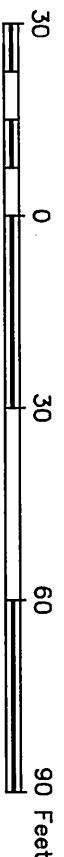
Phone: 281.599.0098

Email: lisa@magprop.com or donnie@magprop.com

Website: <http://www.magprop.com/index.php>



GRAPHIC SCALE: 1" = 30'



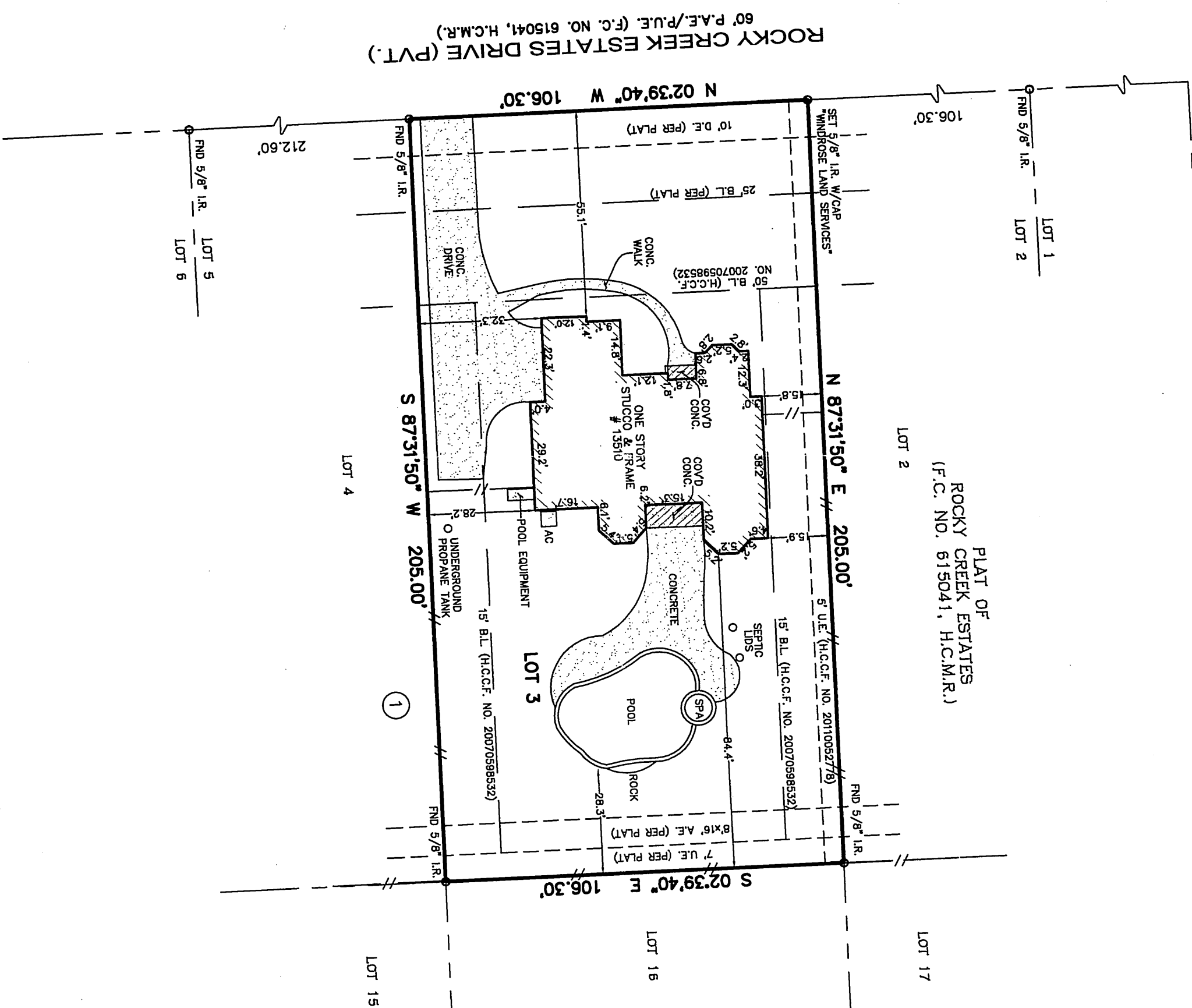
LEGEND

D.E.	- DRAINAGE EASEMENT
FND	- FOUND
H.C.C.F.	- HARRIS COUNTY CLERK FILE
H.C.D.R.	- HARRIS COUNTY DEED RECORDS
H.C.M.R.	- HARRIS COUNTY MAP RECORDS
IR	- IRON ROD
NO.	- NUMBER
PG.	- PAGE
R.O.W.	- RIGHT-OF-WAY
SQ. FT.	- SQUARE FEET
VOL.	- VOLUME
F.C.	- FILM CODE
B.L.	- BUILDING LINE
U.E.	- UTILITY EASEMENT
W.F.	- WOOD FENCE
A.E.	- AERIAL EASEMENT

SCHEDULE 'B' NOTES

- B.1 SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED UNDER F.C. NO. 615041, H.C.M.R. AND AS RECORDED UNDER H.C.C.F. NOS. 20070598532, 20110096156, 20120016129, 2012006130, 20140375104, AND 20140398240.
- B10.d EASEMENT FOR DRAINAGE, 15 FEET ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES, AS SHOWN ON THE RECORDED PLAT. (NONE OBSERVED.)
- B10.e EASEMENT FOR PUBLIC UTILITIES, 7 FEET IN WIDTH ALONG THE REAL PROPERTY LINE, TOGETHER WITH AN AERIAL EASEMENT 8 FEET WIDE, FROM A PLANE 16 FEET ABOVE THE GROUND ADJACENT THERETO, AS SHOWN ON THE RECORDED PLAT.. (SHOWN HEREON.)
- B10.f EASEMENT FOR DRAINAGE, 10 FEET IN WIDTH, ALONG THE FRONT PROPERTY LINE, AS SHOWN ON THE RECORDED PLAT. (SHOWN HEREON.)
- B10.g AN EASEMENT 5 FEET IN WIDTH ALONG THE NORTH PROPERTY LINE, AS RECORDED UNDER H.C.C.F. NO. 20110052778. (SHOWN HEREON.)
- B10.h BUILDING SETBACK LINE 25 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE, AS SHOWN ON THE RECORDED PLAT. (SHOWN HEREON.)
- B10.i UNLOCATED PIPELINE EASEMENT AS RECORDED IN VOL. 1501, PG. 223, H.C.D.R.
- B10.j UNLOCATED PIPELINE EASEMENT AS RECORDED IN VOL. 772, PG. 187, H.C.D.R.
- B10.k AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES AS RECORDED UNDER H.C.C.F. NO. 20080194546. (BLANKET IN NATURE.)
- B10.l AFFIDAVIT TO THE PUBLIC REGARDING STORM WATER MANAGEMENT AS RECORDED UNDER H.C.C.F. NO. 20070703560. (BLANKET IN NATURE.)
- B10.m AFFIDAVIT TO THE PUBLIC FOR ON SITE SEWAGE FACILITIES AS RECORDED UNDER H.C.C.F. NO. 20120484733. (BLANKET IN NATURE.)
- B10.n SUBJECT PROPERTY LIES WITHIN WALLER-HARRIS EMERGENCY SERVICES DISTRICT NO. 200. (BLANKET IN NATURE.)

JACK ROAD
60' R.O.W. (COUNTY ROAD LOG I.D. NO. 0372801)



DESCRIPTION
LOT 3, BLOCK 1 OF
ROCKY CREEK ESTATES
RECORDED UNDER
F.C. NO. 615041, H.C.M.R.
SITUATED IN THE
ALEX GULLIVER SURVEY, A-287
HARRIS COUNTY, TEXAS

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 16-0790-KN OF OLD FEDERAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, DATED APRIL 1, 2015. SURVEYOR IS NOT RESPONSIBLE FOR ANY INFORMATION NOT DISCLOSED OR OMITTED IN A CITY PLANNING LETTER, TITLE COMMITMENT OR ABSTRACTING CERTIFICATE.
- BEARINGS WERE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0380M REVISED/DATED OCTOBER 16, 2013, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHOULDERED ZONE 'X' AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
- THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLUE INK.
- FENCE LOCATIONS SHOWN HEREON ARE FROM APPROXIMATE CENTER & ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONDITIONS, WARPING, LEANING, CHANGES FROM RECONSTRUCTION, ETC. FENCES MAY MEANDER BETWEEN MEASURED LOCATIONS.
- ENGINEERING, ARCHITECTURAL AND JURISDICTIONAL REQUIREMENTS AND GUIDELINES WERE NOT INVESTIGATED, RESEARCHED, OR EXAMINED FOR THIS SITE.
- THIS SURVEY IS NOT TO BE USED FOR FUTURE CONSTRUCTION PURPOSES.

SURVEYOR'S CERTIFICATION

TO: DENISE BACHMAN
OLD REPUBLIC TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE.

TO: MIKE KURKOWSKI
Registered Professional Land Surveyor
Texas Registration No. 5101

DATE 05/28/15

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151
Land Surveying, Platting, Project Management, GIS Services
Firm Registration No. 10108800

**LAND TITLE SURVEY OF
LOT 3, BLOCK 1 OF ROCKY CREEK ESTATES
RECORDED UNDER F.C. NO. 615041, H.C.M.R.
SITUATED IN THE
ALEX GULLIVER SURVEY
ABSTRACT NO. 287
HARRIS COUNTY, TEXAS**

FIELD BY: DB	CHECKED BY: JB	JOB NO. 52492
DRAWN BY: CL	DATE: 05/20/15	SHEET NO. 1 OF 1



Single-Family ML #: 18568443 Status: **ACT** LP: **\$375,000** SP:
 County: **HARRIS** Tax Acc #: **129-970-001-0003** Close Date:
 Area: **25- Far West** Location: **40- Hockley** Sold Terms:
 Mkt Area: **Hockley** KM: **364G** SP/LP Ratio: Also For Lease: **N**
 Addr: **13510 Rocky Creek Estates Drive** Sub: **Rocky Creek Estates**
 City: **Hockley** State: **Texas** Country: **United States** Zip: **77447-3502**
 Sec #: **na** Legal: **LT 3 BLK 1 ROCKY CREEK ESTATES**
 Master Planned Community: **N** Year Built: **2008/Appraisal District**
 Lot Size: **21,506/Appraisal District** SqFt: **2,455/Appraisal District**
 SchDist: **55 - Waller** Elem: **ROBERTS ROAD ELEI** LP/SF: **\$152.75**
 Middle: **WALLER JUNIOR HIGH SC** High: **WALLER HIGH SCHOOL** SP/SF:
 SCHOOL INFO IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY.
 Listing Firm: **KWPT01/Keller Williams Realty**

Description and Room Dimensions

Style: Traditional	# Stories: 1	New Construction: N
Type: Free Standing	Approx Complete:	Builder Name: John Vick Custom Hm
Lot Size: 21,506/Appraisal District	Lot Dim: 107x205	Acres: 0.4937/1/4 Up to 1/2 Acre
Living: 16x20 Dining: 13x11	1st Bed: 18x16	Access: Automatic Gate
Den: 15x20 Kitchen: 13x12	2nd Bed: 13x11	#FB/HB: 2/1 # Bedrooms: 3/4
Game Rm:	3rd Bed: 11x10	Frnt Door Faces: West
Study: 13x12 Extra Rm:	4th Bed:	Gar/Car: Auto Garage Door Opener
Media: Utility Rm: 7x6	5th Bed:	Carport:
Garage: 2/Attached Garage		Show: Leave Business Card, Lockbox Front, Supra Keybox

Dir:

Map Link: <https://goo.gl/maps/zeqqPtqRzwo> From 290, South on Becker, Left on Katy Hockley, Right on Jack Rd, Left on Rocky Creek Estates Drive

Physical Property Description - Public:

James Vick stone & stucco custom on 1/2 acre in Rocky Creek-a gated, lg lot community in the NW area w/community lake. Natural light floods this open-plan home with soaring ceilings, travertine flooring, custom island kitchen w/granite & travertine backsplash; luxurious master suite. 30,000 gallon pool w/waterfall & stamped, stained concrete decking. Garden & playground areas in the backyard. Landscape lighting & sprinkler system. Split plan with Jack & Jill bath for kids rooms. No MUD taxes.

Interior, Exterior, Utilities and Additional Information

Microwave: Y	Dishwasher: Y	Cmpctr: N	Dispsl: Y	SeplceMkr: N	Oven: Electric Oven
Fireplace: 1/Wood Burning Fireplace					Range: Electric Cooktop
Connect: Electric Dryer Connections, Washer Connections					Util Rm: Utility Rm in House
Bedrooms: All Bedrooms Down, Master Bed - 1st Floor, Split Plan					
Rooms: 1 Living Area, Breakfast Room, FAMRM, Formal Dining, Study/Library					

Energy: **Ceiling Fans, Digital Program Thermostat, Insulated/Low-E windows, Insulation - Batt, Radiant Attic Barrier**

Green/Energy Certifications:

Interior: **Breakfast Bar, Country Kitchen, Drapes/Curtains/Window Cover, Fire/Smoke Alarm, High Ceiling, Island Kitchen**

Flooring: **Carpet, Tile**

Master Bath: **Double Sinks, Master Bath + Separate Shower, Whirlpool/Tub**

Exter Constr: **Stone, Stucco**

Extr: **Back Yard, Back Yard Fenced, Controlled Subdivision Access, Covered Patio/Deck, Patio/Deck, Porch, Sprinkler System**

Roof: **Composition**

Lot Desc: **Cleared, Subdivision Lot**

Foundation: **Slab**

Waterfront Features:

Wtr/Swr: **Other Water/Sewer, Septic Tank**

Golf Course Name:

Restrictions: **Deed Restrictions**

Heat: **Central Gas, Propane**

Cool: **Central Electric**

Disclosures: **Sellers Disclosure**

Defects: **No Known Defects**

Management Co./HOA Name: **Y/Magnolia Prop Mgmt/281-599-0098**

Exclusions:

Maint Fee: **MANDT/ \$240/ ANNUALLY**

Tax w/o Exempt/Yr: **\$4,986/2014**

Financial Available: **Cash Sale, Conventional, FHA**

Sell Broker:

Tax Rate: **2.1755**