



# CASTLEROCK COMMUNITIES

## River Ranch Meadows | Dayton, TX



Make your dream home a reality with River Ranch Meadows by CastleRock Communities. You'll love living the small-town lifestyle in Dayton, TX while still being close to area attractions, top-notch schools, and major roads and highways. Conveniently located near the Grand Parkway and I-10, your commute to work or the kids' commute to school will be a breeze! Your children will have the privilege of attending outstanding schools in Dayton ISD. Residents in River Ranch Meadows will soon be able to enjoy resort-style amenities, so every day will feel like the weekend living here. CastleRock Communities new homes in River Ranch Meadows will feature a wide variety of floor plans with various options and included features available to build your dream home the way you've always imagined. For more information on this stellar community, call us today!



### River Ranch Meadows

201 San Marcos Trail, Dayton, TX 77535  
Phone (281) 747-8728

#### Public Schools

Kimmie M. Brown Elementary School	936-257-2796
Woodrow Wilson Jr. High School	936-258-2309
Dayton High School	936-258-2510

#### Preschools/Daycares

Kreative Kids Learning Center
Kids 'R' Kids Learning Academy of Kings River
Guadalupe Bilingual Daycare
The Little Learning Academy
Nena's Child Care Inc

#### Emergency Services - Dial 911

Dayton Police Department	936-258-7621
Dayton Fire Department	936-258-5323

#### Area Churches

Churches of all denominations in the area. Please speak with Sales Consultant.

#### Local Utility/Service Providers

Centerpoint (gas)	713-659-2111
Entergy	1-888-726-0962
Verizon (telephone)	800-483-4000
River Ranch Mud No.3	281-290-6507
IMS Fiber/Telcom	936-346-7561

#### Medical Facilities

Dayton Medical Center	936-340-5117
Dayton Family Medical Center	936-258-5644
Bayou Urgent Care	936-367-3100
THS Medical Clinic	936-258-4920

#### Shopping & Entertainment

Wal-Mart SuperCenter	281-328-4836
Arlan's Market	281-328-4868

#### Homeowner's Association

Principal Management Group	713-329-7100
Annual HOA Fee	\$900
Crystal Clear Lagoon Beach Club	\$450

#### Property Tax Information

Liberty County	1.055850
Dayton ISD	0.96690
River Ranch Mud No. 3	1.00000

**Total Tax Rate (before homestead) 3.02275**

#### Community Colleges

Lee College-Baytown	281-427-5611
San Jacinto College-Houston	281-459-7116
Lonestar College-Atascocita Center	832-775-0800
Houston Community College	713-718-8300

#### Public Services

US Post Office	1-800-275-8777
<i>110 Main St Dayton, TX</i>	
Dayton Community Center	936-258-6630
<i>(see sales for details)</i>	





# RIVER RANCH

## PROPERTY OWNERS *Association*

### 2025 Property Owners Association

Upon move-in, River Ranch residents will appreciate the professional property management company and all the services they provide.

### 2025 ANNUAL FEES

- \$900.00 Annual Assessments
- \$200.00 Annual Gated Section Maintenance Fee (Until section reaches 85% completion)
- \$400.00 Annual Gated Section Maintenance Fee (Once section reaches 85% completion)
- \$450.00 Crystal Clear Lagoon Beach Club

### PROPERTY TAX RATES\*

River Ranch MUD #3 .....	1.0000000
Liberty County .....	1.0558500
Dayton ISD.....	0.966900
<b>Total.....</b>	<b>3.0227500</b>

### ONE-TIME FEES AT CLOSING

- \$450.00 Operating Fund Cap Fee  
(50% of Base Annual Assessment)
- \$225.00 Reserve Fund Cap Fee  
(25% of Base Annual Assessment)
- \$75.00 New Account Set-Up Fee
- \$300.00 Administrative Fee  
(1/3 of Base Annual Assessment)

### HOA MANAGEMENT COMPANY

ASSOCIA PRINCIPAL MANAGEMENT GROUP OF HOUSTON  
CUSTOMER SERVICE PHONE 713-329-7100

### ALARM SERVICES

A fee of \$180.00 + taxes billed annually for residential alarm monitoring. Does not include taxes and fees. Residential alarm monitoring is provided by Eyeon. Eyeon Customer Service 713-460-8662  
info@eyeonis.com



\* Some fees and taxes are subject to change. Tax rates are for 2024 1/25



## River Ranch Meadows

*Cobalt Series Homes*

### EXTERIOR DETAILS

- Brick on front and side elevations to 9' per plan
- Two-story plans will have 2' brick wrap at second floor sides and brick at rear to 9' per plan
- Reserve and main thoroughfare lots will include brick rear to 9' on one-story plans
- Upgrade elevations available
- Three car garage and covered patio are included
- Class A, 30-year Weather Wood shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with pre-wire for automatic opener
- 16-foot driveway with 3-foot privacy walk to entry
- Decorative black address numbers

### ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with wood casing
- Kwikset satin nickel door hardware
- Monterey drag texture at ceilings and walls
- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Shaw carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC
- Wood base throughout home
- Nickel finish ceiling fan with light kit in family room
- Kichler designer light fixtures

### CHEF'S KITCHEN

- GE free-standing gas range, dishwasher and space-saving external-venting microwave
- Birch cabinets with 30-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermount single bowl sink with Chrome faucet
- 1/3 HP garbage disposal
- Flush-mounted LED downlighting in kitchen per plan

### LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sinks (dual vanities per plan)
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with 3X6 white tile shower and tub surround over backerboard and a garden window
- Secondary bath/tub shower has 3X6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan
- Elongated toilets throughout plan

### ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic areas above conditioned space
- Min R-13 Fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspections

### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off valve
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell

### LANDSCAPING PACKAGE

- Fifteen 1-gallon plants, ten 5-gallon shrubs, and two 15-gallon shrubs
- Two 3" caliper trees in the front yard
- Corner lots receive two 3" caliper side yard trees
- 6' cedar good neighbor style privacy fence at rear yard with one gate. Street facing fences include all pickets facing the street and stained SW Super deck solid color stain #3034
- Fully sodded front and side yards to fence
- Two exterior hose bibs per plan with anti-siphoning device

### CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Professional decorator assistance with one 2-hour appointment
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/22/2026





## River Ranch Meadows Sect. 3

### Silver Series Homes

#### EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front, sides, and rear to 9' per plan
- Two story plans will have 2' brick wrap at second floor sides
- Main thoroughfare lots will include 100% masonry
- Three car garage
- Covered patio
- Class A, 30-year Weather wood Shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handle set
- Insulated steel garage door with pre-wire for automatic opener
- 16' driveway 3' privacy walk from driveway to entry
- Wrought iron railing on exterior balconies per plan

#### ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master, per plan
- Art niches and archways, per plan
- Raised-panel interior doors with casing
- Square-edge sheetrock corners throughout
- Kwikset satin nickel door hardware
- Monterey drag texture at ceilings and walls
- Choice of LVP flooring on first floor, excluding all bedrooms and bedroom closets
- Wide selection of carpet in all bedrooms, bedroom closets, second floor, and stairs, per plan
- Shaw carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC paint
- Wood base throughout home
- Wood shelving and hanging rods in closets, per plan
- Ceiling fan with light kit in family room
- Kichler designer light fixtures

#### CHEF'S KITCHEN

- GE slide in gas range, dishwasher and space saving external venting microwave
- Birch cabinetry with flat-panel doors
- 42-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel single-bowl undermount sink with chrome faucet
- 1/3 HP garbage disposal
- Flush-mounted LED down-lighting in kitchen, per plan

#### LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square-edge and undermount rectangular sinks (dual vanities per plan)
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with ceramic tile shower, tub surround and a garden window tub surround over backerboard and a garden window
- Secondary bathtub/shower with ceramic tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder, per plan
- Elongated toilets throughout

#### ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic above conditioned space, per plan
- Min R-13 fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation, per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspection

#### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off valve
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Lighted front entry doorbell

#### LANDSCAPING PACKAGE

- Fifteen 1-gallon plants, ten 5-gallon shrubs, and two 15-gallon shrubs
- Two 4" caliper trees in the front yard
- Corner lots receive two 4" caliper side yard trees
- Two exterior hose bibs (per plan)
- Fully sodded front and side yards to fence
- 6' cedar good neighbor style privacy fence at rear yard with one gate. Street facing fences include all pickets facing the street stained SW Superdeck #3034

#### CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Professional decorator assistance with two 2-hour appointments
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/22/2026



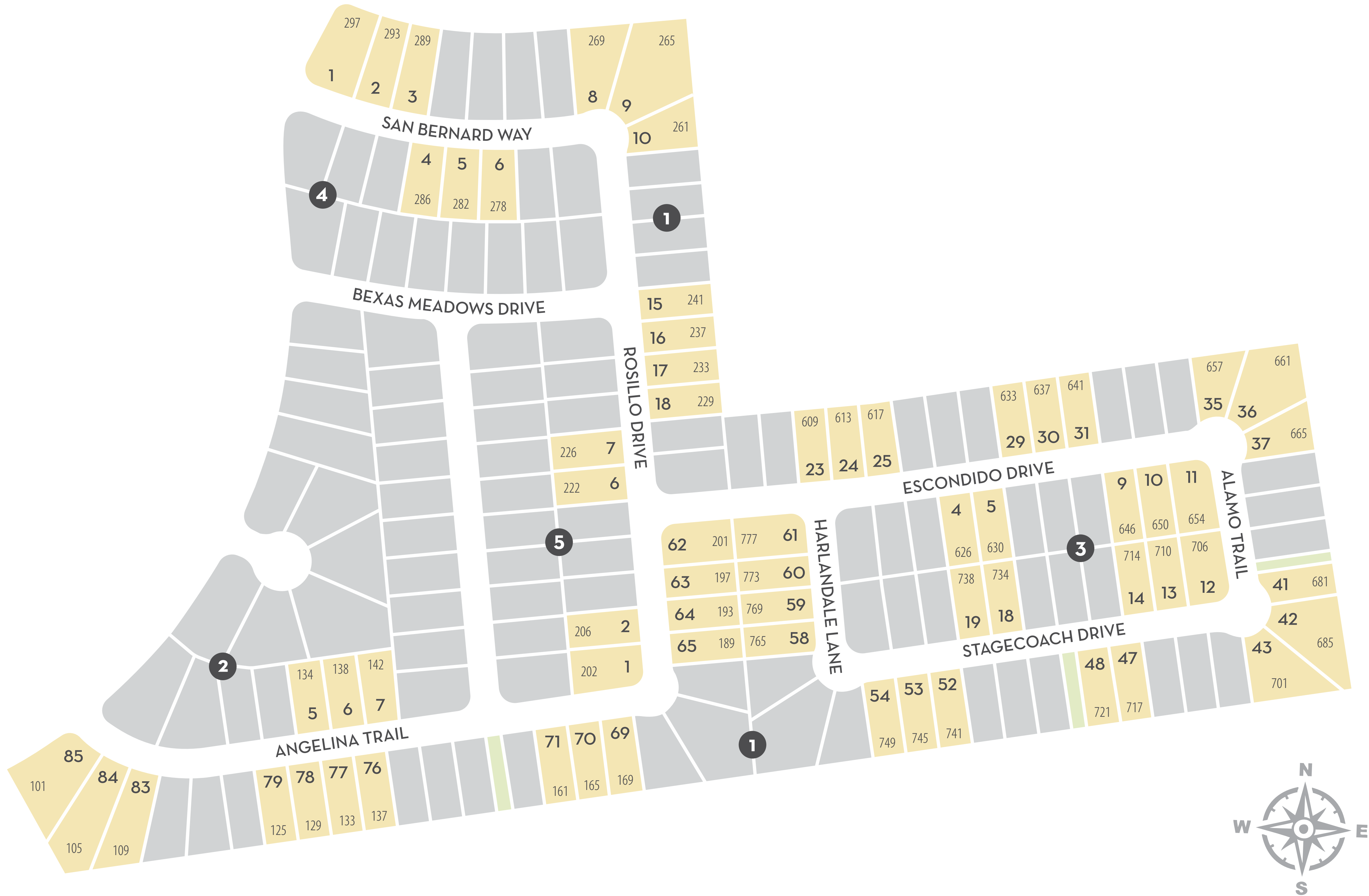


# RIVER RANCH MEADOWS



● INVENTORY    
 ● AVAILABLE    
 ● SOLD    
 ● CLOSED







## River Ranch Meadows

Cobalt Series

05/01/26

One-Story Homes			Base Price
<a href="#">Comal</a>	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$276,990
<a href="#">Aquila</a>	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$286,990
<a href="#">Pedernales</a>	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$289,990
<a href="#">Sabine</a>	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$302,990
Two-Story Homes			
<a href="#">Lavaca</a>	2109	4 bedrooms, 2.5 bathrooms, spacious family room, combined kitchen and dining area, upstairs gameroom. Optional features: covered patio and master luxury bath or super shower	\$311,990
<a href="#">Blanco</a>	2280	4 bedrooms, 2.5 bathrooms, open concept family room and kitchen, 2-story dining room, study, 2nd floor game room. Optional Features: covered patio and master luxury bath	\$320,990
<a href="#">Rio Grande</a>	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio	\$328,990
<a href="#">Trinity</a>	2513	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$329,990
<a href="#">Concho</a>	2817	4 bedrooms, 3.5 bathrooms, open concept 2-story family room, kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$352,990

\*\*All Homes Include a 3-Car Garage, Covered Patio & Luxury Master Bath\*\*





## River Ranch Meadows

Silver Series

05/01/26

<b>One-Story Homes</b>			<b>Base Price</b>
<a href="#">Aspen</a>	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$292,990
<a href="#">Greeley</a>	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$304,990
<a href="#">Creede</a>	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$312,990
<a href="#">Glenwood</a>	2264	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio option, study or optional bedroom #4, optional 2nd floor bonus room	\$336,990
<b>Two-Story Homes</b>			
<a href="#">Yuma</a>	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$356,990
<a href="#">San Marcos</a>	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$365,990
<a href="#">Hayden</a>	2809	4 bedrooms, 2.5 bathrooms, large kitchen and dining area that opens into the family room, study, game room, media room. Optional features: bedroom #5 and bath #3 in lieu of media, bedroom #6 and bath #4 in lieu of study	\$371,990
<a href="#">Silverthorne</a>	2959	4 bedrooms, 2.5 bathrooms, 2-story formal dining, open to family room, kitchen with optional island, study, game room, media room, covered patio	\$372,990
<a href="#">Snowmass</a>	3313	4 bedrooms, 3.5 bathrooms, open concept layout, 2-story formal dining and family room, kitchen with island, study, game room, media room, optional covered patio	\$396,990
<a href="#">Southfork</a>	3542	5 bedrooms, 4 bathrooms, open concept layout with spacious family room, study, formal dining room, mud room, two master bedroom closets, upstairs game room, and covered balcony. Options include designer kitchen, 3-car garage, super showers, bedroom #6 and rear covered patio	\$415,990

**\*\*All Homes Include a 3-Car Garage, Covered Patio & Luxury Master Bath\*\***





# CASTLEROCK COMMUNITIES

## QUALITY AND SUSTAINABILITY UNDER ONE ROOF

Today, it is easier than ever to live sustainably without sacrificing style. Throughout our many years of business, our buyers have trusted us to build safe, high-quality homes with them and their families' well-being in mind. CastleRock makes it possible to create a home that is beautiful, comfortable, and eco-friendly.



## INSPIRED BY YOU

CastleRock was founded with one goal in mind; to build sustainable homes that reflect your true essence. Our team is committed to providing superior service with passionate execution, using your life, your personality and your dreams as the building block for your future home.

## BUILDING A BETTER HOME

From energy and water efficiency to construction durability and an improved indoor environment, we are building homes that are better for you, your wallet, and the planet. Unique design elements combined with our modern features give every room in your home a luxurious feel that will last a lifetime.



## YOUR HOME IS YOUR CASTLE

We believe this old adage remains more applicable today than ever before. Our homes are designed to create unique opportunities for our customers to satisfy their lifestyle needs. In a time of practicality, we continue to focus on adding unexpected flair. Variety of choices remains a key driver in our offering decisions in both our home plans and communities.