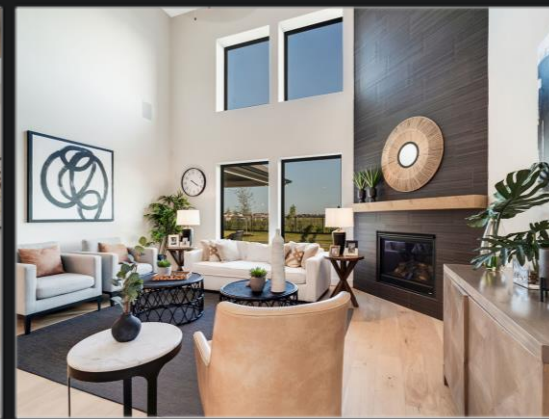
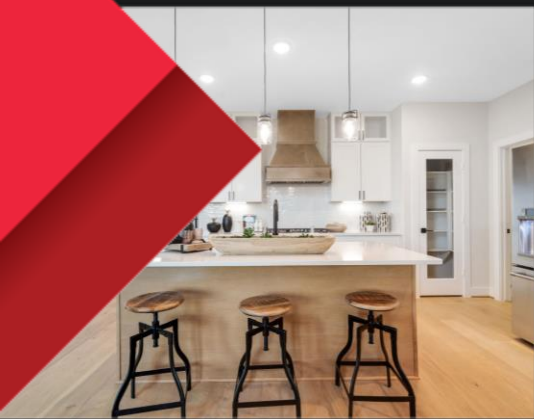




CASTLEROCK COMMUNITIES

Lago Mar | Texas City, TX



Lago Mar, an eccentric, master-planned community is ideally situated off Interstate 45 South in Texas City. Within the community, you will find several lakes, parks, walking trails, and sprawling open areas so you can enjoy nature in your backyard. Savor a day in the sun with a resort-style swimming pool as well as other spectacular amenities like the club house, fitness center, and covered pavilion with picnic tables. The newest addition to this luxurious community is a 12-acre Crystal Lagoon for all to enjoy. Located in the Galveston-Clear Lake corridor, Lago Mar is only minutes away from major employers, restaurants and entertainment. Lago Mar offers unparalleled value with exciting features and luxury touches.



Lago Mar

13233 Golden Isle Dr., Texas City, Texas 77568
Phone (832) 303-8460

Public Schools - Dickinson ISD

Lobit Elementary School	281-229-7600
Lobit Middle School	281-226-7700
McAdams Junior High School	281-229-7100
Dickinson High School	281-229-6400

Preschools & Day Cares

Just 4 Kids Daycare Center	409-943-4131
First Step Day Care	409-965-9000
Grandma's Child Care	409-797-4320
Star Kids Education	409-933-4848
K B Kids Preschool & Daycare	409-908-9833
Fantastic Voyage Child	409-938-0276

Emergency Services - Dial 911

Texas City Police & Fire Non-ER	409-643-5760
Poison Control	800-222-1222

Local Utility/Service Providers

Alarm (enTouch)	281-225-1000
CenterPoint Gas	713-659-2111
Citizen Self Service	409-643-5923
Comcast	713-341-1000
Texas New Mexico	800-332-7143

Homeowner's Association

HOA Fee - Sections 5-1 & 2 (Gated)	\$848/yr
Gated Section Maintenance Fee	\$200/yr
HOA Fee - Section 3 (Ungated)	\$848/yr
Lagoon Fee	\$400/yr
Home Monitoring Fee	\$180/yr
First Service Residential	713-932-1120
sarah.lee@fsresidential.com	

Shopping & Entertainment

HEB	281-337-5142
Kroger	281-337-6002
Moody Gardens	409-744-4673
Tanger Premium Outlets	281-534-4200
Walmart	409-986-6000
Sams	409-986-6448
24 Hour Fitness	409-229-8301
CVS Pharmacy	409-938-1149

Property Tax Information

GC Mud #56 (Gated)	\$0.940000
GC Mud #59 (Non-Gated)	\$0.980000
Coll of Mainland	\$0.267100
Dickinson ISD	\$1.136000
Drain Dist #1	\$0.066500
Galveston County	\$0.333460
Road & Flood	\$0.000040
Texas City	\$0.488635

Total Tax Rate (Gated) \$3.231735

Total Tax Rate (Ungated) \$3.271735

Area Churches

Church of Christ Texas City	409-935-8700
New Life Fellowship Texas City	409-945-5503
Memorial Lutheran Church	409-945-4052
First Baptist Church	409-945-8931
First Love Church. First Class	409-945-3276

Local Post Office - Zip Code: 78660

LaMarque Post Office	409-935-2196
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LAGO MAR

PROPERTY OWNERS *Association*

2025 Property Owners Association

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

2025 ANNUAL FEES

- \$870.00 Annual Assessments
- \$250.00 Annual Gated Section Maintenance Fee
(Until section reaches 85% completion)
- \$500.00 Annual Gated Section Maintenance Fee
(Once section reaches 85% completion)
- \$450.00 Crystal Clear Lagoon Beach Club

ONE-TIME FEES AT CLOSING

- \$435.00 Operating Fund Cap Fee
(50% of Base Annual Assessment)
- \$217.50 Reserve Fund Cap Fee
(25% of Base Annual Assessment)
- \$75.00 New Account Set-Up Fee
- \$290.00 Administrative Fee
(1/3 of Base Annual Assessment)
- \$950.00 Community Enhancement Fee

ALARM SERVICES

A fee of \$180.00 billed annually for residential alarm monitoring. Does not include taxes and fees. Residential alarm monitoring is provided by Entouch to all residents of Lago Mar.

ADOPT-A-SCHOOL FUND

- (Paid only at sale of property, no proration)
- \$200.00 builder to owner for new home (\$100 each)
- \$217.50 buyers/resale buyers
(1/4th assessment rate owner to owner)

This fund benefits schools in the Dickinson Independent School District, bettering the greater community and helping preserve property values.

PROPERTY TAX RATES*

GC Mud #56	0.9400000
Galveston County	1.15573500
Dickinson ISD.....	1.1360000
Total.....	3.23173500

GC Mud #59	0.9800000
Galveston County	1.15573500
Dickinson ISD.....	1.1360000
Total.....	3.327173500



* Some fees and taxes are subject to change. Tax rates are for 2024 11/25/24



Lago Mar POD 5 sect. 3

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and side elevations per plan
- Two-tone exterior paint per program
- Class A, 30-year weather wood shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage door with pre-wire for automatic opener
- 16-foot-wide driveway with 3-foot-wide flatwork connecting home to garage
- 3X3 broom finished concrete rear patio
- Decorative black address numbers or cast stone address block per plan and elevation

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with decorative casing
- Nickel finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with low-VOC
- Shaw carpet at bedroom(s)
- Choice of LVP entry, kitchen/breakfast, family, baths, utility and other high traffic locations per plan/diagram
- Carpet over 3/8-inch pad
- Wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades
- at family room
- Kichler designer light fixtures

CHEF'S KITCHEN

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

LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sink
- Super shower at master bath with tile surround over backerboard
- Secondary bathtub/shower has white tile over backerboard
- Flush-mounted LED down lighting at vanities
- 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 filters(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic 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 and windstorm 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
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE

- Two 10-gallons, seven 5-gallons, and ten 1-gallon shrubs
- One 4" caliper tree at front yard
- Corner lots to include two 4" caliper side yard trees (one must be pine)
- 6-foot privacy fence at rear yard with one gate, fencing visible to the public to be stained SW super deck color #3034, wrought iron fencing required when home backs up to a common area
- Fully sodded front and side yard to fence
- Two exterior hose bibs per plan with anti-siphoning device
- Lake lot rear yards to include rear sod, two 4" caliper trees, two 15-gallon shrubs, fifteen 3-gallon shrubs, and wrought iron fencing

CUSTOMER SERVICE HIGHLIGHTS

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

01/23/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Lago Mar

Cobalt Series Homes

EXTERIOR DETAILS

- Brick on front and side elevations per plan; two-story plans to include brick rear to 9' per plan
- Lake lots to include rear brick per plan
- Upgrade elevations available
- 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
- 3x3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Custom address block

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with decorative 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 and windstorm 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
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE

- One 15-gallon, ten 3-gallon, and twenty 1-gallon shrubs
- One 2" caliper oak tree and one 4" caliper tree at front yard
- Corner lots include two 4" caliper side yard trees (one must be pine)
- Fully fenced rear yard per community guidelines
- Fully sodded front and side yards to fence
- Two exterior hose bibs per plan with anti-siphoning device
- 6-foot privacy fence at rear yard with one gate, fencing visible to the public to be stained SW super deck color #3034
- Corner lots to include two 4" caliper trees, three 5-gallon shrubs, and fifteen 3-gallon shrubs at side yard
- Lake lot rear yards to include rear sod, two 4" caliper trees, two 15-gallon shrubs, fifteen 3-gallon shrubs, and wrought iron fencing

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

01/23/2026





Lago Mar Gated Section 2

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Custom Sienna elevations with stone/stucco on front elevation and brick sides to 9' per plan
- Two story homes to include rear brick to 9' per plan
- Stone or stucco on walls at front entry per plan
- 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
- Windstorm insulated steel garage door with pre-wire for automatic opener
- 10' x 10' broom finished concrete rear patio
- 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
- Pre-wire and trim out for security system
- 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

- One 15-gallon shrub, ten 3-gallon evergreen shrubs (screen pedestal and transformer), and twenty 1-gallon plants
- One 4" caliper tree at front yard and one 2" live oak tree at street
- Two exterior hose bibs (per plan)
- Fully sodded front and side yards to fence
- Gutters at front of home with 2ft return (per plan)
- 6-foot privacy fence at rear yard with one gate, street facing pickets to be stained with SW 3034 stain

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

01/23/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Lago Mar 50s

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and side elevations per plan
- Two story homes to include rear brick per plan
- Brick front entry walls
- 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
- Windstorm insulated steel garage door with pre-wire for automatic opener
- 10' x 10' broom finished concrete rear patio
- 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
- Pre-wire and trim out for security system
- 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

- One 15-gallon shrub, ten 3-gallon evergreen shrubs (screen pedestal and transformer), and twenty 1-gallon plants
- One 4" caliper tree at front yard and one 2" live oak tree at street
- Two exterior hose bibs (per plan)
- Fully sodded front and side yards to fence
- Gutters at front of home with 2ft return (per plan)
- 6-foot privacy fence at rear yard with one gate, street facing pickets to be stained with SW 3034 stain

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

01/23/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Lago Mar 60s

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and side elevations to 9' per plan
- Two story homes to include rear brick to 9' per plan
- 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 – windstorm enhanced with pre-wire for automatic opener
- 10' x 10' broom finished concrete rear patio
- 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
- Decorative California rails on rake walls and overlooks 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
- Alarm pre-wire with contacts at first-floor doors, pre-wire with blank plates for two keypad locations and motion or glass break detector locations at all first-floor main rooms
- 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

- One 15-gallon, ten 3-gallon evergreen shrubs (screen pedestal and transformer), and twenty 1-gallon shrubs in front yard
- One 4" caliper tree in front yard and one 2" live oak tree at street
- Two exterior hose bibs (per plan)
- Fully sodded front and side yards to fence
- Gutters at front of home with 2ft return (per plan)
- 6' privacy fence at rear yard with one gate, street facing pickets to be stained with SW 3034 stain

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

01/23/2026

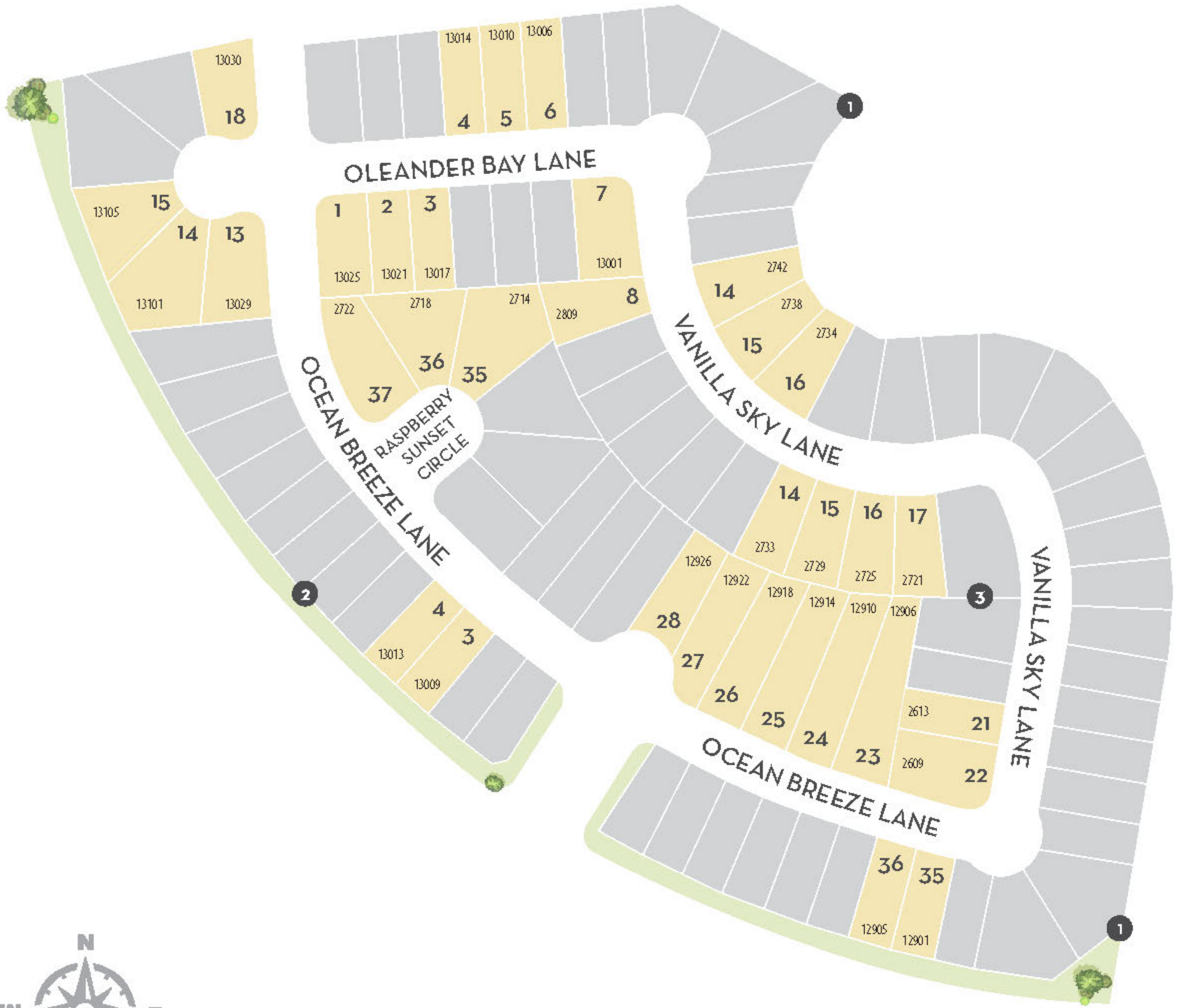


COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



LAGO MAR

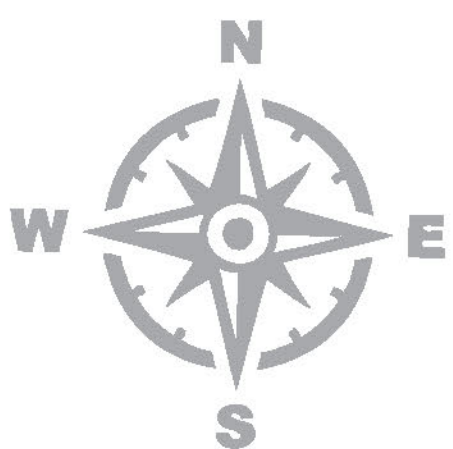


● INVENTORY
 ● AVAILABLE
 ● SOLD
 ● CLOSED





LAGO MAR



● INVENTORY

● AVAILABLE

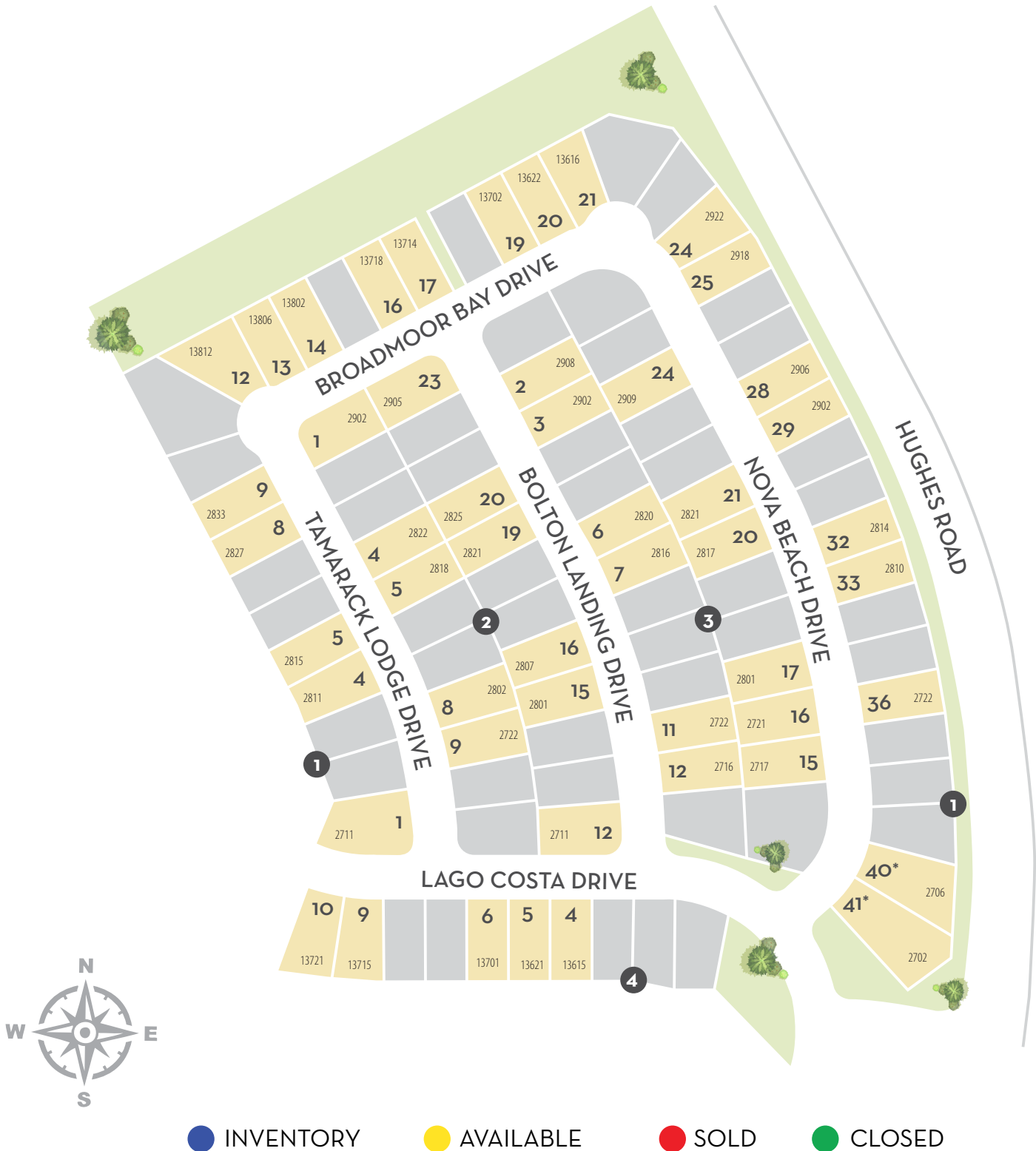
● SOLD

● CLOSED





LAGO MAR







Lago Mar

Cobalt Series

04/28/26

One-Story Homes

Base Price

Pecan	1570	3 bedrooms, 2 bathrooms, massive family room and dining area combination, optional study in lieu of bedroom #3, and optional covered patio	\$263,990
Maple	1689	3 bedrooms, 2.5 bathrooms, family room, integrated kitchen, breakfast and living area, formal dining, optional covered patio	\$273,990

Two-Story Homes

Elm	1737	3 bedrooms, 2.5 bathrooms, large family room, kitchen, formal dining area, 2nd floor gameroom, optional covered patio	\$282,990
Mesquite	1963	3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio	\$297,990
Ash	2198	4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.	\$309,990
Hickory	2334	4 bedrooms, 2.5 bathrooms, open concept family room, dining room, and kitchen with 2nd floor game room. Optional Features: 1/2-car and 3rd-car garage.	\$319,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Lago Mar

Cobalt Series

04/28/26

One-Story Homes		Base Price
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4 \$279,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio \$288,990
Sabine	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		
Lavaca	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 \$315,990
Blanco	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 \$325,990
Rio Grande	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio \$333,990
Trinity	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 \$335,990
Concho	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 \$355,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Lago Mar

Silver Series

50' homesites

04/28/26

One-Story Homes

Base Price

Aspen*	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$299,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$312,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$319,990
Glenwood	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

Two-Story Homes

Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$369,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$377,990
Hayden <small>Model</small>	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	\$383,990
Silverthorne	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	\$395,990

Special Elevations



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Lago Mar 60's

Silver Series

Special Elevations

04/28/26

One-Story Homes

Base Price

Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$339,990
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Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$348,990
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Glenwood	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	\$369,990
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Two-Story Homes

Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$399,990
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San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$409,990
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Hayden <small>Model</small>	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	\$415,990
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Silverthorne	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	\$427,990
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Snowmass	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	\$445,990
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Southfork	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	\$467,990
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All Above Homes Include a 3-Car Garage





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.

