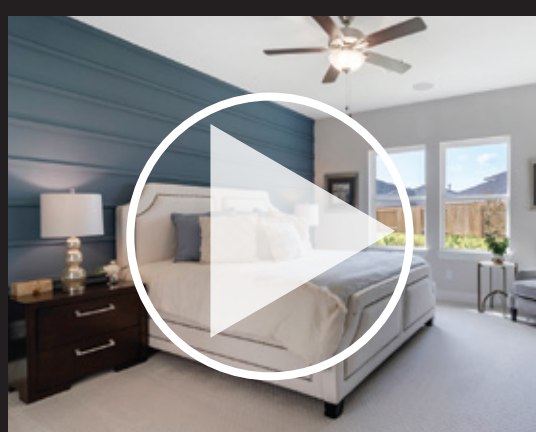




CASTLEROCK COMMUNITIES

Bluestem | Brookshire, TX



This wonderful community, residing in Brookshire, TX, grants residents access to all the amenities and recreational activities in the surrounding area, while still embodying the small-town charm that you desire. Within minutes, you're able to hop on to I-10, the Grand Parkway, or Hwy 90 - talk about convenience! Living here, your kids will have the privilege of attending excellent schools within Royal ISD. As the area continues to grow, you'll be amazed by the current recreational options, shopping, and entertainment venues around, like Typhoon Texas Water Park, Katy Mills Mall, and Main Event, to name a few. If you want to live in a serene, picturesque, natural environment - Bluestem by CastleRock Communities is perfect for you! CastleRock Communities offers a variety of floor plans with an abundance of options and included features to turn your dream home into a reality.



CASTLEROCK

COMMUNITIES

Bluestem

Cobalt Series

07/29/26

One-Story Homes

Base Price

Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study	\$229,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$239,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$249,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$259,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$269,990

Two-Story Homes

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	\$284,990
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	\$299,990
Trinity Model	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	\$307,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Stated lot sizes are "generic" and actual width will vary. Not an offer or solicitation to sell real property. Equal housing opportunity.



Bluestem

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front elevations to 9' per plan with a 2' wrap at sides
- Upgrade elevations available
- Class A, 30-year Black Shadow 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
- 4-foot-wide public walks per community guidelines
- Cast stone 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 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 white tile shower and tub surround over backerboard and a garden window
- Secondary bath/tub shower has 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

- Ten 1-gallon shrubs and five 3-gallon shrubs in front yard; corner lots include two crepe myrtles
- One 3" caliper oak tree and one 15-gallon ornamental tree in front yard; corner lots include two 3" caliper oak trees at side yard
- 6-foot privacy fence at rear yard with one gate; side fences to be set back 15' from the front corner of the home; interior fences to be good neighbor style while street facing fences includes all pickets facing out
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- 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

1/22/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Bluestem

3000 Iron Wood Court, Brookshire Texas , 77423
Phone: 832-835-2138

Public Schools

Royal Elementary	281-934-3166
Royal Junior High School	281-934-2241
Royal High School	281-934-2215

Private Schools/Daycares

Royal Early Childhood Center
Royal STEM Academy
Ivy Kids of Young Ranch
My Place Early Learning Center - Katy

Emergency Services - Dial 911

American Red Cross	281-822-4220
Waller-Harris Emergency Services	936-372-8084
Brookshire Police Department	281-375-5000

Area Churches

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

Local Utility/Service Providers

Water/Sewer - SI Environmental	832-490-1600
Electrical: Sec 1 - San Bernard Elec Coop	936-372-9176
Electrical: Sec 2-12 - CenterPoint Energy	713-207-2222
Fiber - Centric	877-342-7270
Natural Gas - Centric	281-252-6700

Medical Facilities

ER Katy	281-395-9900
Memorial Hermann Hospital - Katy	281-644-7111

Grocery Stores

H-E-B	281-574-1800
Brookshire Brothers	281-934-2462
Kroger	281-769-4360

Shopping & Entertainment

Katy Mills
Houston Premium Outlet
C&D Grocery
Brookshire Brothers
Chepes Meat Market

Homeowner's Association

INFRAMARK	281-870-0585
Annual HOA Fee	\$700
Cap Fee	\$700
Transfer Fee	\$275
Rush Builder TREC and Documents	\$500
katey.uhlig@inframark.com	
2002 West Grand Parkway North, #100, Katy, TX. 77449	

Property Tax Information

Waller	\$	0.532600
Royal School	\$	1.069900
MUD/PID Waller CO MUD 41	\$	1.350000
Waller-Harris ESD 200	\$	0.100000
Waller CO FM	\$	0.023600

Total Tax Rate \$ 3.076100

Community Colleges

Blinn College Sealy Campus	979-627-7997
Miller Career & Technology Center	281-237-6300
Houston Comm. College (Katy Camp)	713-718-5757
LoneStar College(Cypress Campus)	281-920-5000

Public Services

Brookshire Public Works	281-375-5015
Brookshire City Office	281-375-5050
Post Office	281-934-2548
4115 5th St, Brookshire TX 77423	





BLUESTEM

Community Information

Estimated Tax Breakdown

Waller County MUD 41	1.3500
ESD - Waller-Harris ESD 200	0.1000
GWA - Waller County	0.5326
RFM - Waller CO FM	0.0236
SRL - Royal ISD	1.0699

Total 2026 Estimated Tax Rate	3.076104
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Utility Providers

Natural Gas - Centric	281.252.6700
Electrical: Section 1 - San Bernard Electric Coop	936.372.9176
Electrical: Section 2-12 - CenterPoint Energy	713.207.2222
Fiber - Centric	877.342.7270
Trash - Best Trash (set up & paid through MUD)	281.313.2378
Water/Sewer - SI Environmental on behalf of Waller County MUD 41	832.490.1600

Education

Royal ISD	281.934.2248
Royal Elementary - Grades PK-5	281.934.3166
Royal Junior High - Grades 6-8	281.934.2241
Royal High School - Grades 9-12	281.934.2215

Colleges

Blinn College - Sealy Campus	979.627.7997
Houston Community College - Katy Campus	713.718.5757

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Homeowners Association

Inframark	281.870.0585
HOA Annual Assesment	\$700
HOA Cap Fee	\$700
HOA Transfer Fee	\$275

Public Services

Brookshire Police Department	281.375.5000
Waller County Precinct 4 Constable	281.934.3055
Monaville Fire Department - Station 2	979.826.8527
United States Postal Office 3637 2nd Street Pattison, TX 77466	281.934.2548

Medical Facilities

ER Katy	281.395.9900
Memorial Hermann Hospital - Katy	281.644.7111
Next Level Urgent Care - Katy	281.783.8162

Grocery Stores

Brookshire Brothers	281.934.2462
Kroger	281.769.4360
H-E-B	281.574.1800

Recreation

Typhoon Texas Waterpark	832.426.7071
Stephen F. Austin State Park	979.885.3613
Katy Mills Mall	281.644.5000



The information contained herein is as of July 2026 and is shown subject to any errors, omissions, or changes with or without notice and should not be construed as a commitment, representation, or warranty by BlueStem, Signorelli Company, or any affiliated entity. Tax rates are estimates and should be verified independently.





LEGEND

- 40' HOMESITES
- 45' HOMESITES
- 50' HOMESITES
- COMMUNITY PARK
- GREENSPACE
- FUTURE RESIDENTIAL
- FIRST AMERICA HOMES MODEL (40' HOMESITES)
- CASTLEROCK COMMUNITIES MODEL (45' HOMESITES)
- LEGEND HOMES MODEL (50' HOMESITES)



- | | | | | | |
|-------------------|-------------|-----------------------|-----------------|--------------|----------------|
| 1 Trails | 3 Trellis | 5a Pickleball Court A | 6 Putting Green | 8 Lawn Games | 10 Landscape |
| 2 Playground Area | 4 Pavillion | 5b Pickleball Court B | 7 Open Lawn | 9 DG Garden | 11 Parking Lot |

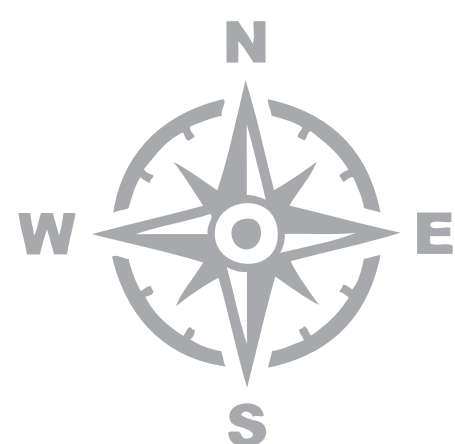
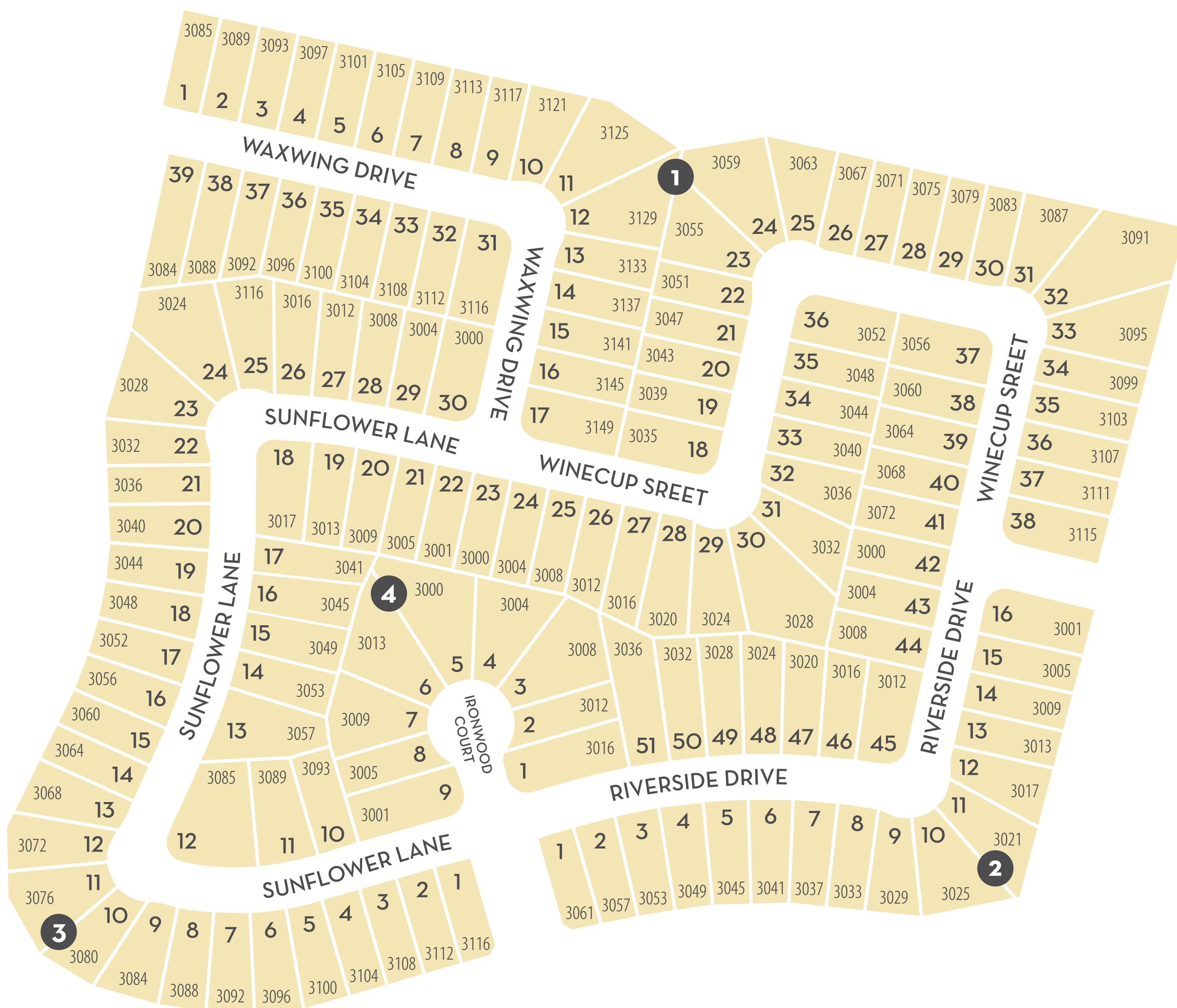


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BLUESTEM



● INVENTORY ● AVAILABLE ● SOLD ● CLOSED



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.



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