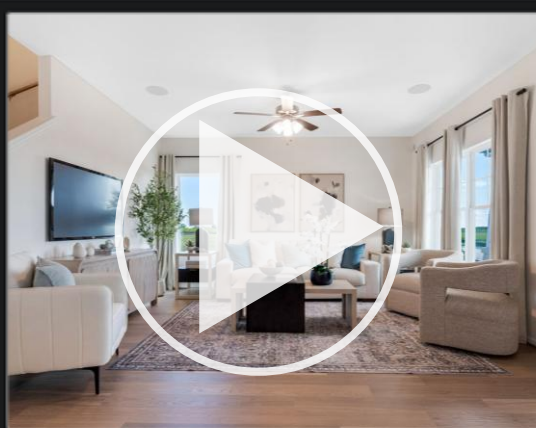
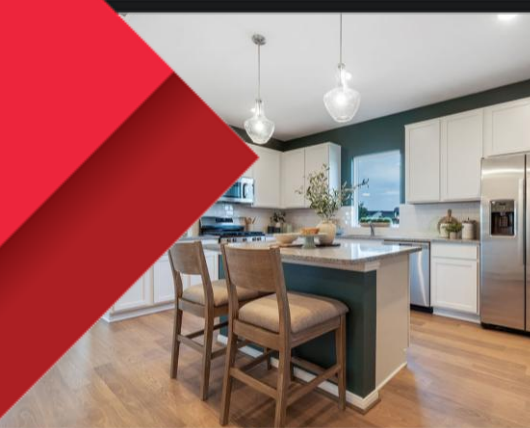




CASTLEROCK COMMUNITIES

Austin Point | Richmond, TX



Welcome to Austin Point, a highly anticipated, master-planned community situated at the heart of the dynamic Southwest Houston Corridor. Spanning 4,700 acres, Austin Point offers homebuyers a truly unique opportunity to live in a flourishing area with unmatched convenience and amenities. Prime Location: Austin Point's strategic location at the intersection of the future Grand Parkway and Fort Bend Parkway ensures unbeatable access to the best of both suburban tranquility and city life. As Houston continues to expand, Austin Point will become a key player in the region's evolution, supporting businesses, creating thousands of jobs, and strengthening local communities. From energy-efficient homes to customizable finishes, every detail is crafted to meet the needs of today's buyers. Austin Point homes range from the \$270s to over \$600s. Discover your dream home and become part of the future of Southwest Houston.



Austin Point

10903 Pursuit Point
346-642-6645

Public Schools

Velasquez Elementary	832-223-2600
Polly Ryon Middle School	832-223-4500
Reading Junior High	832-223-4400
George Ranch High	832-223-4200

Utilities Providers

Austin Point MUD #2	Water
Austin Point MUD #2	Sewer
CenterPoint	Electric
CenterPoint	Gas
Centric	Cable/Telephone

Private Schools/Daycares

KinderCare Learning Center	281-341-6447
----------------------------	--------------

Emergency Services - Dial 911

Fire Department	832-595-3630
Ambulance EMS	911
Police Department	281-633-5401
Non-Emergency Service	281-341-4665

Area Churches

St Mark's Episcopal Church	281-545-1661
Cornerstone Community Bible Church	281-545-2422
First Baptist Church	979-387-2267

Medical Facilities

South Texas Medical Clinic	281-342-6006
Memorial Herman Lamar Health Center	281-762-8383

Shopping & Entertainment

Brazos Town Center	281-477-4300
Fort-Bend County Epicenter	346-702-4445
Walmart SuperCenter	281-232-8394

Annual Fees

HOA Fee	\$1,400
Disclosure Fee	\$50
Capitalization Fee	\$1,400

Property Tax Information

Fort Bend County	0.41200
Lamar ISD	1.14690
Austin Point MUD #2	1.50000
Fort Bend Drainage	0.01000
Forst Bend ESD 10	0.10000

Total 3.1689

Community Colleges

Warton County Jr College	908-835-2300
UH Sugarland	832-842-2900

Local Utility/Service Providers

Water -Austin Point MUD 2	
Elictric (Powertochoose.org)	
Gas (Center Point Energy)	800-752-8036





Austin Point

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Two-tone exterior paint per program
- Upgrade elevations available
- Two-tone exterior paint per program
- Class A, 25-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot-wide driveway with 3-foot-wide flatwork connecting home to garage
- 5' or 6' public walks lot specific per developer requirements
- 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 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 free-standing 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 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

- Landscaping design per location
- Fence design per location with two gates
- Fully sodded front, side and rear yards to fence
- Automatic sprinkler system at front and rear yard
- 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
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/21/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Austin Point

Cobalt Series

02/13/26

One-Story Homes

Base Price

Topaz	1157	3 bedrooms, 2 bathrooms, integrated kitchen dining and family area, storage area, super shower, dual sinks and WIC at Master.	\$249,990
Emerald	1355	3 bedrooms, 2 bathrooms, large family room and dining area, kitchen with island, master super shower, breezeway, and optional covered patio	\$259,990
Onyx	1607	3 bedrooms, 2 bathrooms, large front porch, large family room, dining & kitchen combination, master super shower, and optional covered patio	\$272,990

Two-Story Homes

Ruby	1895	3 bedrooms, 2.5 bathrooms, large front porch, open concept family room, kitchen and formal dining area, master super shower, 2nd floor game room, and optional covered patio	\$289,990
Diamond	2144	4 bedrooms, 2.5 bathrooms, large front porch, open concept family room, kitchen and dining area, master super shower, 2nd floor game room, covered breezeway and optional covered patio	\$304,990
Sapphire	2163	3 bedrooms, 2.5 bathrooms, open concept family room and dining, integrated kitchen and breakfast area, 2nd floor game room, master up with super shower, optional covered patio	\$309,990



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.



AUSTIN POINT



● 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.



C-ROCK.COM