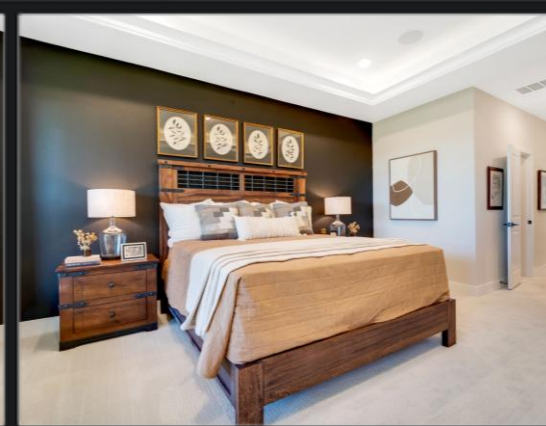
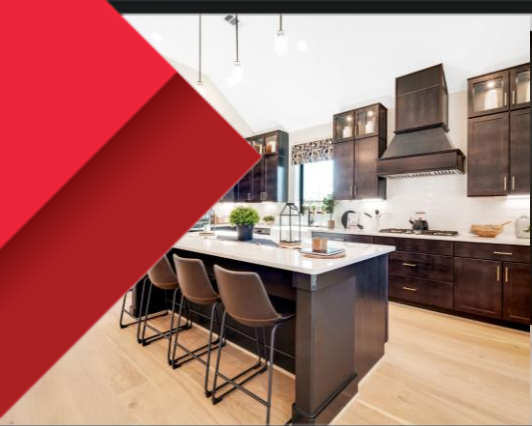




CASTLEROCK COMMUNITIES

Lariat | Liberty Hill, TX



Welcome to your forever home! Nestled in Texas hill country, Lariat is a picturesque community blending suburban living with urban convenience. Located about 35 miles from Austin, this family-friendly environment is designed to bring neighbors together through inviting amenities including a resort-style pool, kid-approved playground, fun dog park, fish-stocked ponds, and a seven-mile trail ideal for biking and walking. Children will have the benefit of attending schools in Texas "A" rated Liberty Hill ISD. Lariat is adjacent to scenic ranch land, yet conveniently located near major roads for handy access to surrounding cities and towns. Explore this fantastic community and find your dream home today!



COMMUNITY FACT SHEET

AMENITIES:

- The Junction Amenity Center Pavilion and Event Lawn
- The Watering Hole Pool Complex with Splash Pad
- Expansive Playgrounds
- On-site Dock and Fishing Pond (Catch and Release)
- Future Dog and Pocket Parks
- Future Sports Court
- Future Extensive Trail System
- Disc Golf

EDUCATION:

Liberty Hill ISD is a 5A public school district that serving pre-kindergarten through 12th grade. Its overriding mission is to empower future-ready graduates to be the absolute best version of themselves.

K-5 LOUINE NOBLE ELEMENTARY SCHOOL

101 TX-332 Loop,
Liberty Hill, TX 78642
512-379-3200

6-8 LIBERTY HILL MIDDLE SCHOOL

13125 W State Highway 29
Liberty Hill, TX 78642
512-379-3300

9-12 LIBERTY HILL HIGH SCHOOL

16500 W State Highway 29
Liberty Hill, TX 78642
512-260-5500

***Lariat Trails Elementary School
(Opening Fall 2026)**

UTILITIES, CABLE & INTERNET:

- **Water - City of Georgetown**
www.gus.georgetown.org, 512-930-3640
- **Sewer – North San Gabriel MUD #1 (SiEnviro)**
www.sienviro.com, 512-738-8840
- **Electric - Pedernales Electric Cooperative**
www.pec.coop, 888-554-4732
- **Gas - ATMOS Gas**
www.atmosenergy.com, 866-322-8667
- **Trash - Texas Disposal Systems**
www.texasdisposal.com, 800-375-8375
- **Fiber Optic - Spectrum**
www.spectrum.com, 866-874-2389
- **Internet - ATT**
www.att.com/local/texas/liberty-hill, 866-874-2389
- **Internet - Optimum**
www.optimum.com/locations/internet-service/liberty-hill-tx-in-sa-776/, 866-950-3278

BUILDERS:

- Perry Homes - 512-882-9947
- Tri Pointe Homes - 512-758-6003
- Chesmar Homes - 512-598-5160
- Ashton Woods - 512-265-7944
- Risewell Homes - 512-813-0721
- Coventry Homes - 737-302-5229
- Highland Homes - 512-605-6670
- Drees Custom Homes - 512-960-1960
- CastleRock Communities - 737-209-6859
- Westin Homes - 512-379-8811

LARIAT TAX RATE:

TAX RATE: 2.591843%*

Williamson County ESD #4:	.074495
Williamson County:	.369447
North San Gabriel MUD #1:	.950000
Williamson County FM/RD:	.044329
Liberty Hill ISD:	1.2389
TOTAL :	2.677171

*Tax rate is estimated and subject to change.

HOA DUES:

Our Homeowners Association dues are \$840.00 a year, billed quarterly at \$210. Our HOA is managed by KiTH Management Services. info@KithManagement.com • 210.585.2386





Lariat

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations with 6:12 roof pitches
- Enhanced elevations featuring board and batten in lieu of front-elevation siding and brick sides
- Upgrade elevations available with brick or stone per plan
- Class A, 25-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with decorative hardware and 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
- Straight-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
- Decorative 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 42-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
- Honeywell 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

- Drought resistant landscaping package per community requirements. Includes two 3" caliper live oak trees
- One 2" caliper oak tree
- Fully sodded front, sides and rear yard with automatic sprinkler system
- 6' fence with smooth side out, stained at front facing using Behr semi-transparent cedar tone, one gate, per community guidelines
- Gutters at front of home with 2 feet returns 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

01/16/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Lariat

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Stone on front elevation and brick sides and rear to 9' per plan
- Class A, 30-year Black Shadow Shingles
- Three car garage
- 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 decorative hardware and pre-wire opener
- 16' driveway 5' privacy walk from driveway to entry
- Cedar wood 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 at entry, kitchen/breakfast, baths, utility and family/living room
- 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 built-in stainless appliance package including 36" gas cooktop, microwave, wall oven external venting hood and dishwasher
- 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

- Drought resistant landscaping package per community requirement, includes two 3' caliper live oak trees
- Two 2" caliper shade trees in front yard
- Two exterior hose bibs (per plan)
- Fully sodded front, sides and rear yard with automatic sprinkler system fence with smooth side out, stained at front facing using Behr semi-transparent cedar tone, one gate
- Gutters at front of home with 2ft return (per plan)

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





Lariat

Cobalt Series

60' Homesites

05/29/26

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 \$389,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio \$394,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio \$399,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath \$415,990
Two-Story Homes		
Brazos	2213	4 bedrooms, 3 bathrooms, integrated kitchen, dining & family room, and an upstairs bonus room. Optional features include covered patio, master luxury bath, master super shower, and study. \$425,990
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 \$429,990
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 \$440,990
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 \$443,990
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 \$468,990





Lariat

Silver Series

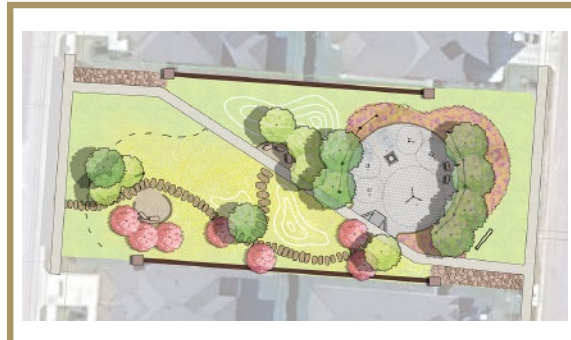
70' Homesites

02/19/25

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	\$472,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$488,990
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	\$497,990
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	\$534,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$547,990
Hayden	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	\$578,990
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	\$592,990
Southfork <i>Model</i>	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	\$615,990



PARK PLANS



THE CORRAL



WRANGLER PARK



THE REMUDA



RANGELAND / THE CHUTE



THE STABLE



THE SHINDIG



FUTURE AMENITIES

LIBERTY HILL, TX



LariatLibertyHill.com



LARIAT

LIBERTY HILL, TX

FUTURE AMENITIES



WRANGLER PARK
Adventure Park



THE REMUDA
Porch Swings, Bocce Ball, Horse Shoes



THE PASTURE
Mound Play, Natural Play, Sensory Play



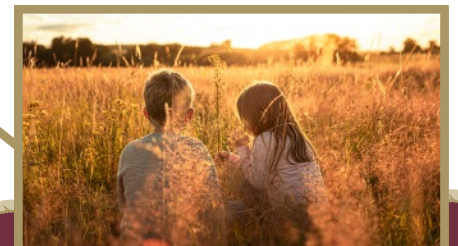
THE CORRAL
Tot Park, Play Mounds, Open Play, Meadows



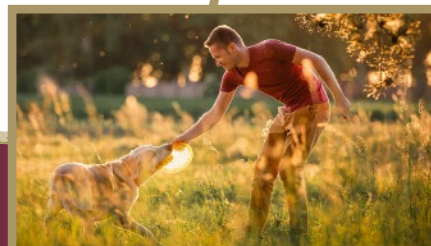
THE SHINDIG
Putt Putt, Corn Hole, Horse Shoes, Small Pavilion



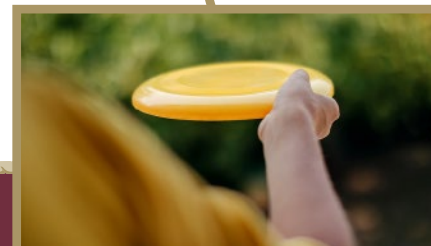
THE STABLE
Pickleball, Basketball, Small and Large Dog Parks, Bathrooms, Outdoor Fitness Equipment



MEADOWS/GREEN SPACE
Natural Beauty



RANGELAND
Off-Leash Dog Park



THE CHUTE
Disc Golf Course



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.

