



## 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  
 Woodrow Wilson Jr. High School  
 Dayton High School

936-257-2796  
 936-258-2309  
 936-258-2510

**Shopping & Entertainment**

Wal-Mart SuperCenter  
 Arlan's Market

281-328-4836  
 281-328-4868

**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

**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**

**Area Churches**

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

**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

**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

**Public Services**

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

**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



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## 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

- Beautifully designed elevations with 6:12 roof pitches
- 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
- Dimensional 30-year weather wood shingles
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 Sonoma series insulated steel garage door with pre-wire for automatic opener
- 16-foot driveway with 3' privacy walk to entry
- 4-foot wide public walks per community guidelines
- 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 decorative casing
- Nickel finish door hardware
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

### CHEF'S KITCHEN

- Flat panel birch cabinets with 30-inch uppers
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Stainless steel dual bowl undermount sink
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

### LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with dual vanities per plan
- Oversized soaker tub with arm rests 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 bathtub/shower has 3X6 white tile over backerboard
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

\*\*Super shower option available

### DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8-inch pad
- Professional decorator assistance with one 2-hour appointment

### ENERGY EFFICIENCY FEATURES

- Energy Star certified
- 15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and all penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third-party insulation inspections
- Electric washer/dryer connections (\*\*gas connections are an available option)

### 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 access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Hi-tech wiring package: see separate detail for extensive standard features
- 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
- Rain diverters at exterior doors per plan
- Two exterior hose bibs 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



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## River Ranch Meadows Sect. 3

Silver Series Homes

### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- 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
- Dimensional 30-year weather wood shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handleset
- 9100 Series Sonoma insulated steel garage door with pre-wire for automatic opener
- 16-foot driveway with 3-foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan
- 4-foot wide public walks per community guidelines

### ELEGANT INTERIORS

- 9' 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 decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures
- \*\*Fireplace option available (direct vent only)

### CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- \*\*Optional island for most plans

### LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests 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 bathtub/shower has 3X6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan
- \*\*Super shower option available

### DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Wide selection of carpet over 3/8-inch pad
- Professional decorator assistance through Design Gallery with two 2-hour appointments

### ENERGY EFFICIENCY FEATURES

- Energy Star certified
- 15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- Weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections (\*\*gas connections are an available option)

### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- 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 shutoff access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family master, study, and media room per plan
- Cable TV pre-wired in family, master, study, media room and gameroom per plan
- Hi-tech wiring package: see separate detail for extensive standard features
- 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
- 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
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- Two exterior hose bibs 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

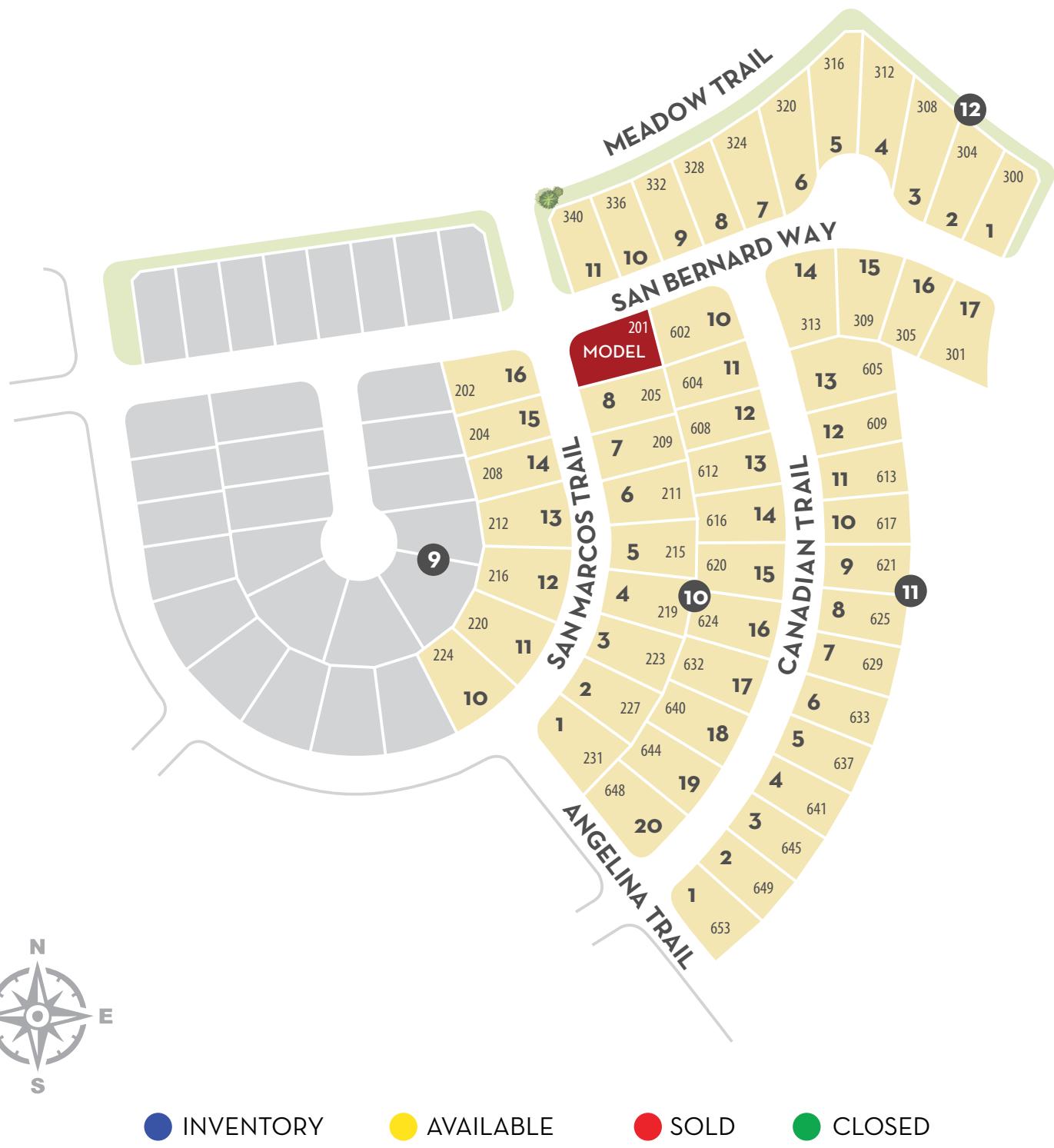


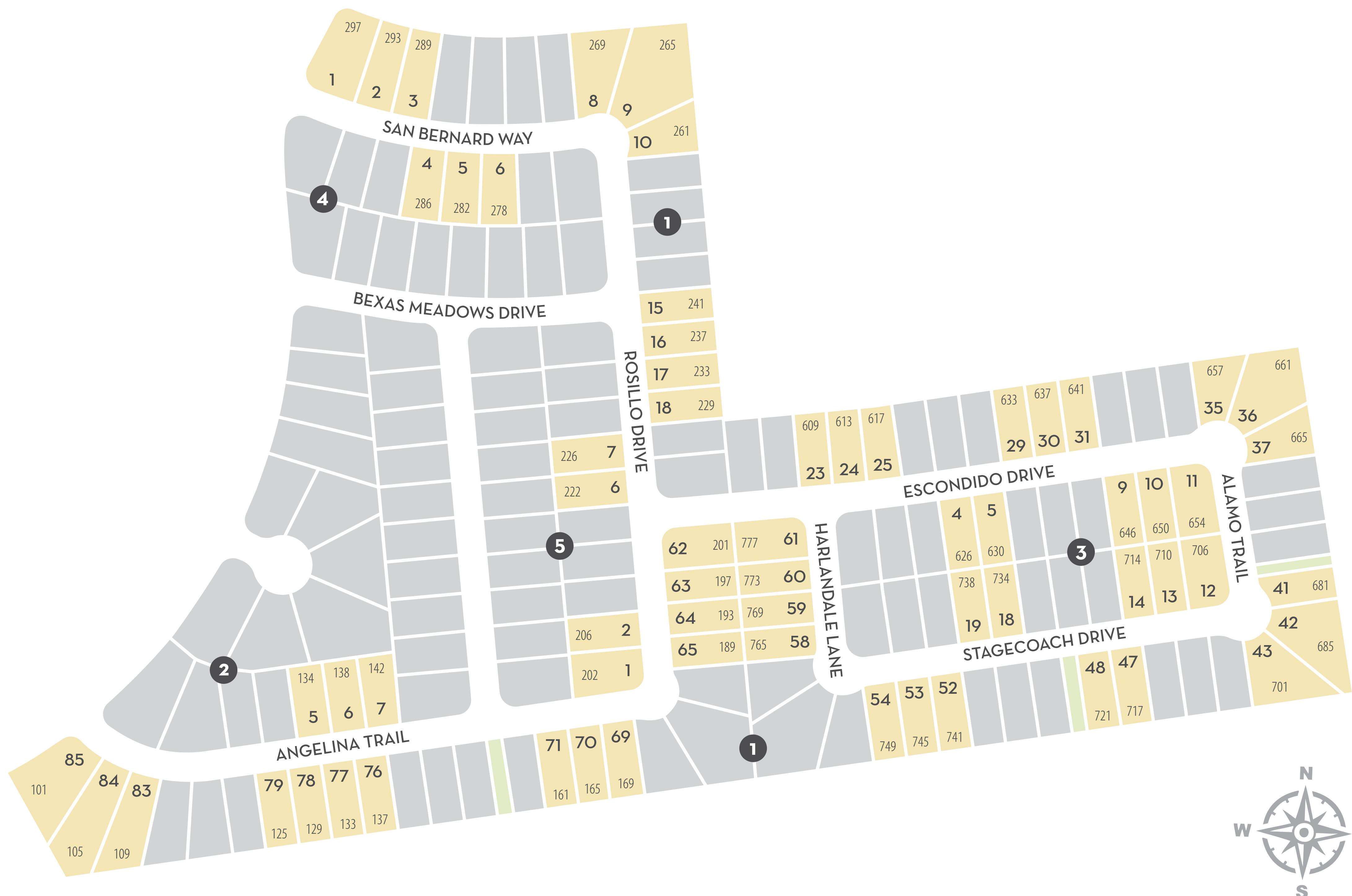
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# RIVER RANCH MEADOWS





## River Ranch Meadows

Cobalt Series

09/03/24

<b>One-Story Homes</b>			<b>Base Price</b>
<a href="#"><u>Comal</u></a>	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$283,990
<a href="#"><u>Aquila</u></a>	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$293,990
<a href="#"><u>Pedernales</u></a>	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$297,990
<a href="#"><u>Sabine</u></a>	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$311,990
<b>Two-Story Homes</b>			
<a href="#"><u>Lavaca</u></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	\$321,990
<a href="#"><u>Blanco</u></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	\$333,990
<a href="#"><u>Rio Grande</u></a>	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio	\$342,990
<a href="#"><u>Trinity</u></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	\$344,990
<a href="#"><u>Concho</u></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	\$367,990

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



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## River Ranch Meadows

Silver Series

12/17/24

<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	\$289,990
<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	\$301,990
<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	\$309,990
<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	\$333,990
<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	\$353,990
<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	\$368,990
<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	\$362,990
<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	\$369,990
<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	\$393,990
<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	\$412,990

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



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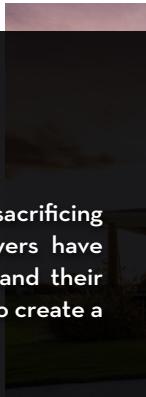
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Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. All square footages listed are subject to slight variation. Prices listed are base prices and do not include upgraded elevations, lot premiums, and options. We reserve the right to substitute products, equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Color and size variations may occur. Stated lot sizes are "generic" and actual width will vary. See Sales Consultant for current plan and elevations. Views may be altered by subsequent development, construction, and landscaping growth. Not an offer or solicitation to sell real estate property. Equal housing opportunity.



## 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.