

VIRIDIAN LIFE

Inspired By Nature. Rooted In Community.



FUN IN THE SUN ON LAKE VIRIDIAN



ENJOY ALL THE SUMMER ACTIVITIES



UNIQUE HOMES BY TOP BUILDERS



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Viridian — the most unique community in the Metroplex

Sailing the waters of Lake Viridian, taking the little ones to dig for “bones” at Fossil Park, talking with neighbors at the conversation pool, picking up weekly deliveries of organic produce and pasture-raised meats — Viridian residents enjoy a rich lifestyle unlike any other found in the Dallas-Fort Worth area.

Viridian’s exceptional amenities complement the beautiful home designs offered by award-winning builders. Many of the homes are within walking distance of on-site Viridian Elementary School, another advantage of this community, which has been named “Certified Gold Signature Sanctuary” by Audubon International.

Viridian’s excellent location just 20 minutes from both downtown Dallas and downtown Fort Worth mean work and spur-of-the-moment fun is within easy reach. The convenient location also means more time spent with loved ones in a community designed for families to thrive and treasured memories to be made.

The variety of amenities available to Viridian residents is unmatched.

VIRIDIAN POOLSIDE ESCAPES

Lushly landscaped, sand bottom and resort style pools

Rugged rock waterfall feature

Cushioned chaise lounges for lavish poolside lounging

Multi-level sunning and private tanning decks

Baby and toddler pool

Resort pool with tropical edging treatments

Lap pool

Splash pad

VIRIDIAN LAKE CLUB

Well-appointed courtyard with fireplace

Amphitheater and adjacent event lawn

Sand beach dotted with Adirondack chairs

Luxurious TV room and meeting space

Event coordination through the HOA office

Future 8,500-square-foot event center

NATURE-INSPIRED GROUNDS

New sailing center

2,000+ acres, beautifully master-planned

500 acres of parks and landscaped open space

500 acres of serene lakes

20+ miles of hiking/walking trails connected

to River Legacy Park

Arrowhead Park gives family Fidos space to run free

Inspiration Park where children can play and all ages can enjoy concerts, movie nights and more

Fossil Park designed to encourage exploration and ignite the imagination

The Commons linear park offers ample opportunity for social interaction

All homes ideally located within 700 feet of parks or open space

There’s always a fun event or activity at Viridian. Look for these and many more over the next few months. See the full event schedule on page 8.





Whether hiking the miles of nature trails or enjoying endless activities at the Lake Club, it's easy to relax and unwind in Viridian



Exemplary schools drive achievement and success



PREPARING STUDENTS WITH A WORLD-CLASS EDUCATION

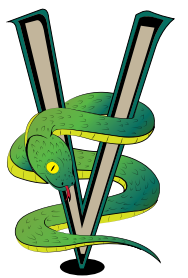
Viridian is zoned to schools in the Hurst-Euless-Bedford ISD, named the No. 1 school district in Texas by Education Resource Group for the last six years using its “bang for the buck” formula of student performance and financial efficiency. Founded in 1958, HEB ISD’s rich history of excellence is demonstrated today through International Baccalaureate, Asian languages, Spanish Immersion, Core Knowledge Pre-K, and sister schools in China and India. These international programs provide HEB ISD students a world-class education that prepare them to compete in a global economy.

FAMILIES CHOOSE HEB ISD FOR AN ACADEMIC EDGE

The HEB district is recognized across the state and nationwide for its superior curriculum, low teacher-student ratios and a singular focus on instructional spending. This fine-tuned combination consistently makes HEB ISD the district of choice for families who want their children to have an academic edge.

VIRIDIAN ELEMENTARY

Located in Viridian, this school is the 20th elementary in HEB ISD and is a Schools of Choice campus, following the tradition of providing a world-class education beginning in the earliest grades.



It's your choice!

Because Viridian residents live in the City of Arlington and are zoned to the Hurst-Euless-Bedford ISD, parents can choose for their children to attend schools in either district.

2016 VARSITY FOOTBALL SCHEDULE

LAMAR VIKINGS

8/19	TBA	Grand Prairie (Scrimmage)
8/26	7:30	at Keller Fossil Ridge
9/2	7:30	at South Grand Prairie
9/8	7:00	Keller Central
9/16		OPEN WEEK
9/22	7:00	at Sam Houston
9/30	7:30	North Crowley
10/7	7:30	at Arlington
10/14	7:30	at Mansfield
10/21	7:30	Bowie
10/27	7:00	at Paschal
11/3	7:00	Martin (Senior Night)

TRINITY TROJANS

8/19	7:00	at Denton Guyer (Scrimmage)
8/26	7:30	Broken Arrow
9/2	7:30	at Spring Westfield
9/9	7:30	at Colleyville Heritage
9/16		OPEN WEEK
9/23	7:30	Lewisville
9/30	7:30	at Southlake
10/7	7:30	Byron Nelson
10/13	7:00	L.D. Bell
10/21	7:30	Hebron
10/28	7:30	at Flower Mound
11/3	7:00	Marcus

HARWOOD JUNIOR HIGH

Having earned five academic distinctions from the Texas Education Agency, Harwood Junior High offers a rigorous curriculum of pre-AP/pre-IB classes, an award-winning fine arts department and exemplary athletic programs, clubs and organizations.



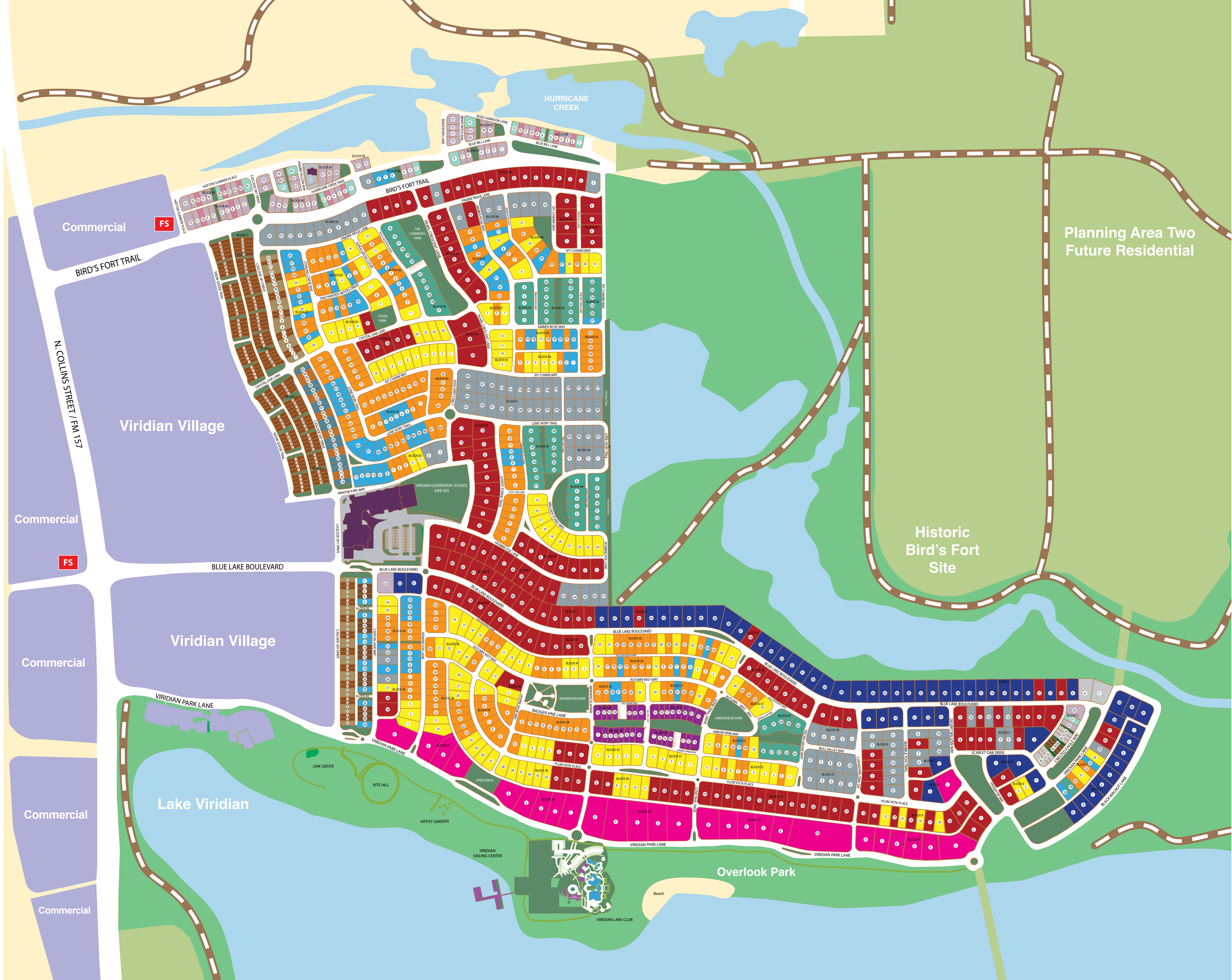
TRINITY HIGH SCHOOL

Trinity High School has a history of excellence in sports, fine arts and academic competitions as evidenced by its many regional, state (three state 5A football titles) and national awards.





- 80'+ Homesite
- 75' Homesite
- 65' Homesite
- 55' Homesite
- 50' Homesite
- 45' Homesite
- 40' Homesite
- 38' Homesite
- 35' Homesite
- 34' Homesite
- 33' Homesite
- 32' Paseo Homesite
- 31' Homesite
- 30' Townhome Homesite
- 27' Townhome Homesite
- 24' Townhome Homesite
- 22' Townhome Homesite
- Various Sizes
- Open Space/Park/Greenbelt
- FS FIRE STATION
- Low Water Crossing or Pedestrian Bridge
- Trail Water Crossing With Road
- Trails System





From the \$390's
 3909 Canton Jade Way
 Arlington, TX 76040
 972-232-7754



From the \$230's
 3800 Canton Jade Way
 Arlington, TX 76005
 682-323-8746



From the \$280's
 3915 Canton Jade Way
 Arlington, Texas 76005
 972-323-7551



From the \$460's
 3807 Canton Jade Way
 Arlington, TX 76005
 817-355-3138



From the \$650's
 817-966-9751



GRENADIER
HOMES



**Coming soon
 from the \$265s**



**Coming soon
 from the \$365s**



From the \$300's
 3925 Canton Jade Way
 Arlington, TX 76005
 469-737-6555



From the \$370's
 3800 Canton Jade Way
 Arlington, Texas 76005
 682-323-8746



From the \$350's
 3931 Canton Jade Way
 Arlington, TX 76005
 817-617-2054



From the \$600s
 817-980-3834



VILLAGE HOMES
www.homesofcharacter.com



From the \$500's
 817-233-0761



**Coming soon
 from the \$600s**



*Viridian partners
 with some of the
 most prominent
 builders in the
 area to create
 homes as unique
 and beautiful
 as the natural
 environment
 surrounding them.*





Viridian hosts an exciting array of events and programs throughout the year for both residents and visitors.



SEPTEMBER

- 2 8:00pm Smores & Snores
Movie in the Park & Campout
- 6 6:30pm Brewsday
- 8 6:00pm New Homeowner Orientation
- 10 6am -1pm Fall Yard Sale
- 11 6am -1pm Fall Yard Sale
- 14 6:30pm Wine Down
- 16 6:30pm Picnic in the Park
- 17 5:30-11:30pm Viridian Family Field Trip
To Rangers Game
- 20 7:00am Commuter Breakfast



OCTOBER

- 4 6-8pm National Night Out
- 13 6-7pm Yappy Hour
- 15 2-4pm Fall Fest & Pumpkin Patch
- 24 Pumpkin Carving Contest
on FB
- 26 6:30pm Pumpkin Painting & Story
Time
- 27 6-7:30pm Barktoberfest
- 28 Pumpkin Carving Winners
Announced via FB



NOVEMBER

- 8 7-9pm Meet Your Neighbor Mixer
- 10 6:00pm New Homeowner's Orientation
- 19 2-4pm Healthy Holiday Class
- 21 Letters For The North Pole



DECEMBER

- 2 6-8pm Cookies & Coco with Santa
- 3 2-5pm Winter Chill
- 5 Letters Mailed To The North Pole
- 7 6:30-8pm Mistletoe Mingle
- 9 6-8pm Cookies & Coco with Santa
- 12 Christmas Light Contest Entries
- 13 6:30-8pm Paws With Claus
- 14 6:30-8pm Christmas Story Time & Craft
- 16 Christmas Lights Winner Announced



Coming Up in Viridian!

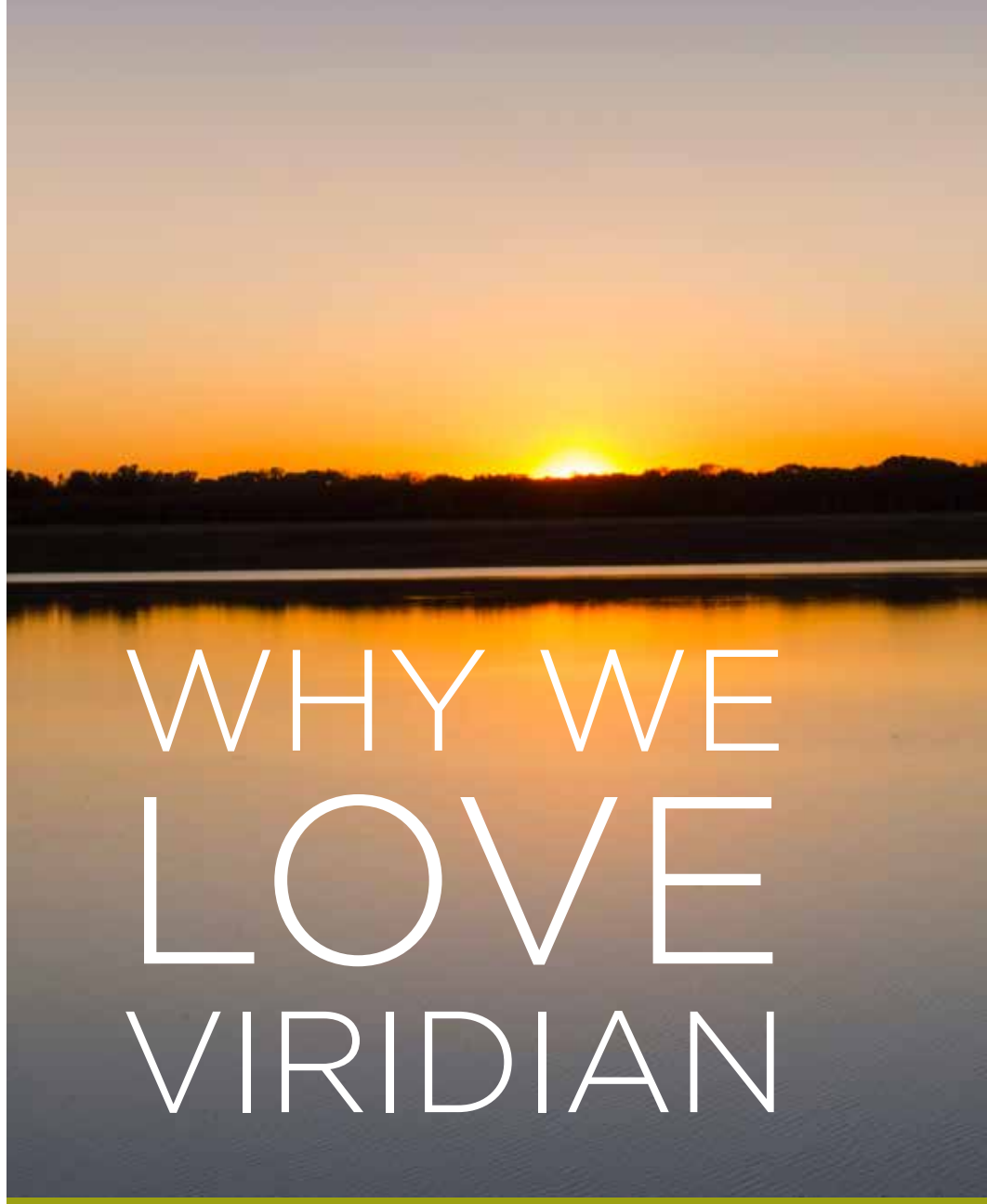
Master-planned Viridian is opening two new neighborhoods, with space for nearly 700 families. Expected to be ready this fall will be an enclave of 138 homesites ranging from 50- to 75-foot properties, as well as homesites large enough to accommodate custom homes. Close to the Viridian Lake Club, this new section will have a model home park and three community parks — including one along Lake Viridian — for residents to enjoy.

A second new neighborhood of 369 homesites including Townhomes and single family homes should open this winter.

Coming next summer is Phase II of Viridian Lake Club, which includes a 8,500-square-foot event center and an infinity-edge adult pool, adding to the lavish amenities Viridian residents already enjoy. Viridian's newest amenity — The Commons — is now complete. A linear park, The Commons stretches throughout the neighborhood, giving residents a serene view from the front porch, a play area and pavilion for neighborly gatherings.

MEET OUR STAFF

BOB KEMBEL	Vice President & General Manager
HOWARD PORTEUS	Project Manager
DEBRA MEERS	Director of Marketing
AMANDA LUSTY	Marketing Coordinator
MIGUEL CABALLERO	Field Superintendent
RON STEPHENS	Community Manager
CANDICE ROY	Lifestyle Director



WHY WE LOVE VIRIDIAN

VIRIDIAN HOMEOWNERS SAY IT BEST

"My husband and I say we live at Disneyland because everything we could ever want to do is here! Sailing, swimming, biking. It is all here at Viridian."

Cynthia Griffith, Viridian resident since March 2014

"With the peaceful natural surroundings of the Viridian, you are called to press pause on your hectic life and find solidarity within. I have found my place to recharge and it's my front porch overlooking the nature preserve. And to think we are in a community centrally located in a metropolitan area! I do believe higher level master planning is at hand here."

Rachel Coward, Viridian resident since May 2016

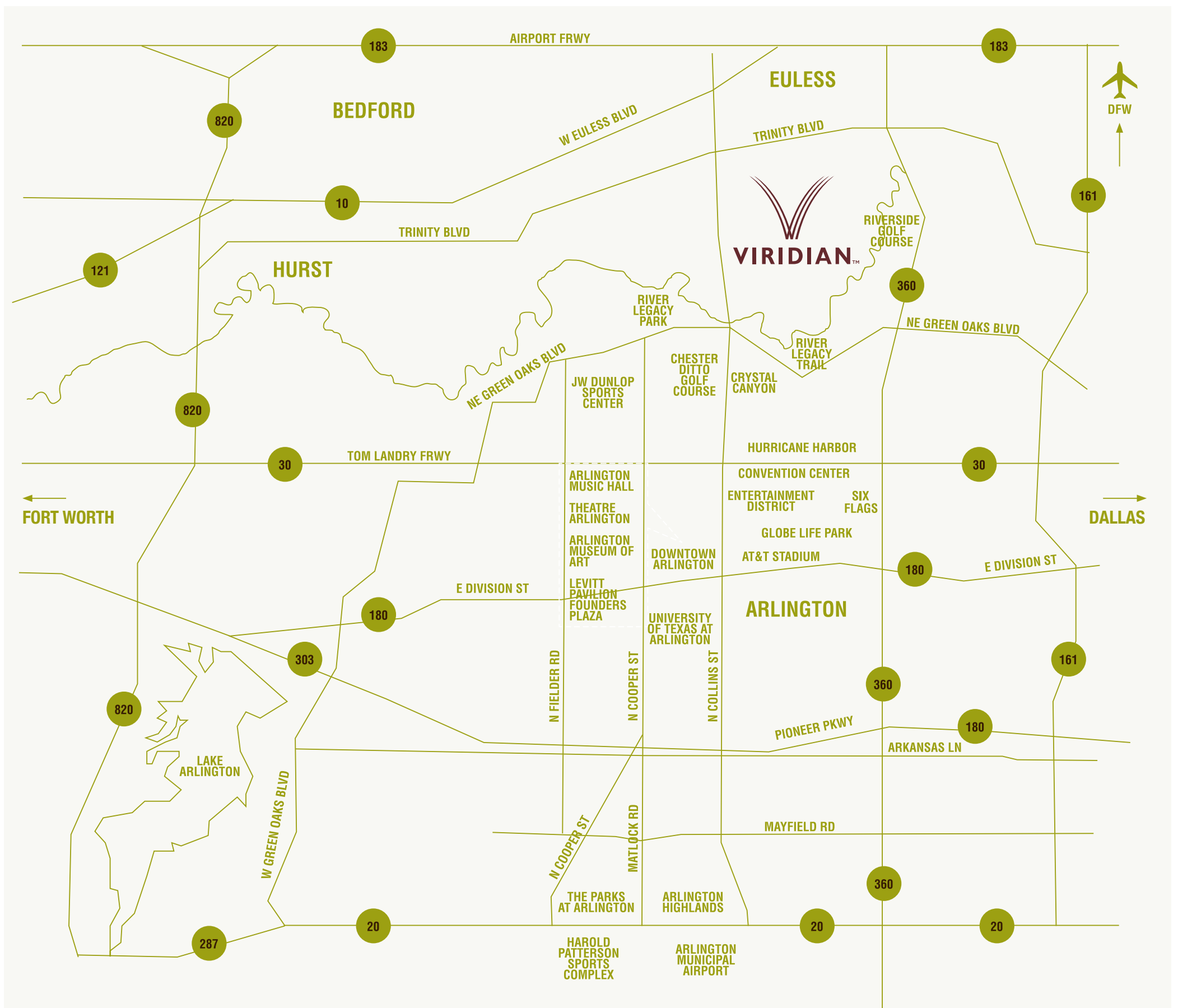
JDC | Johnson DEVELOPMENT CORP. | JohnsonDevelopment.com



Houston . Dallas/Fort Worth . Atlanta . Homes from the \$200s-Millions+



Viridian is exceptionally placed.



Viridian is unique, not only in amenities and design, but also as a historic and bio-diverse site that is unlike any other master-planned community.



SAM HOUSTON WAS HERE
General Sam Houston's troops negotiated the "Treaty of Peace and Friendship" in 1843 with 10 Native American nations on Viridian land.



INSPIRED BY NATURE
Nature is the heart of Viridian as one of the only master-planned communities in Texas designed to meet Audubon International Gold Signature Standards.



DINOSAURS
Viridian is home to a site rich in rare fossils, where recent excavations have found 95-million-year-old dinosaurs, crocodiles and other prehistoric mammals.