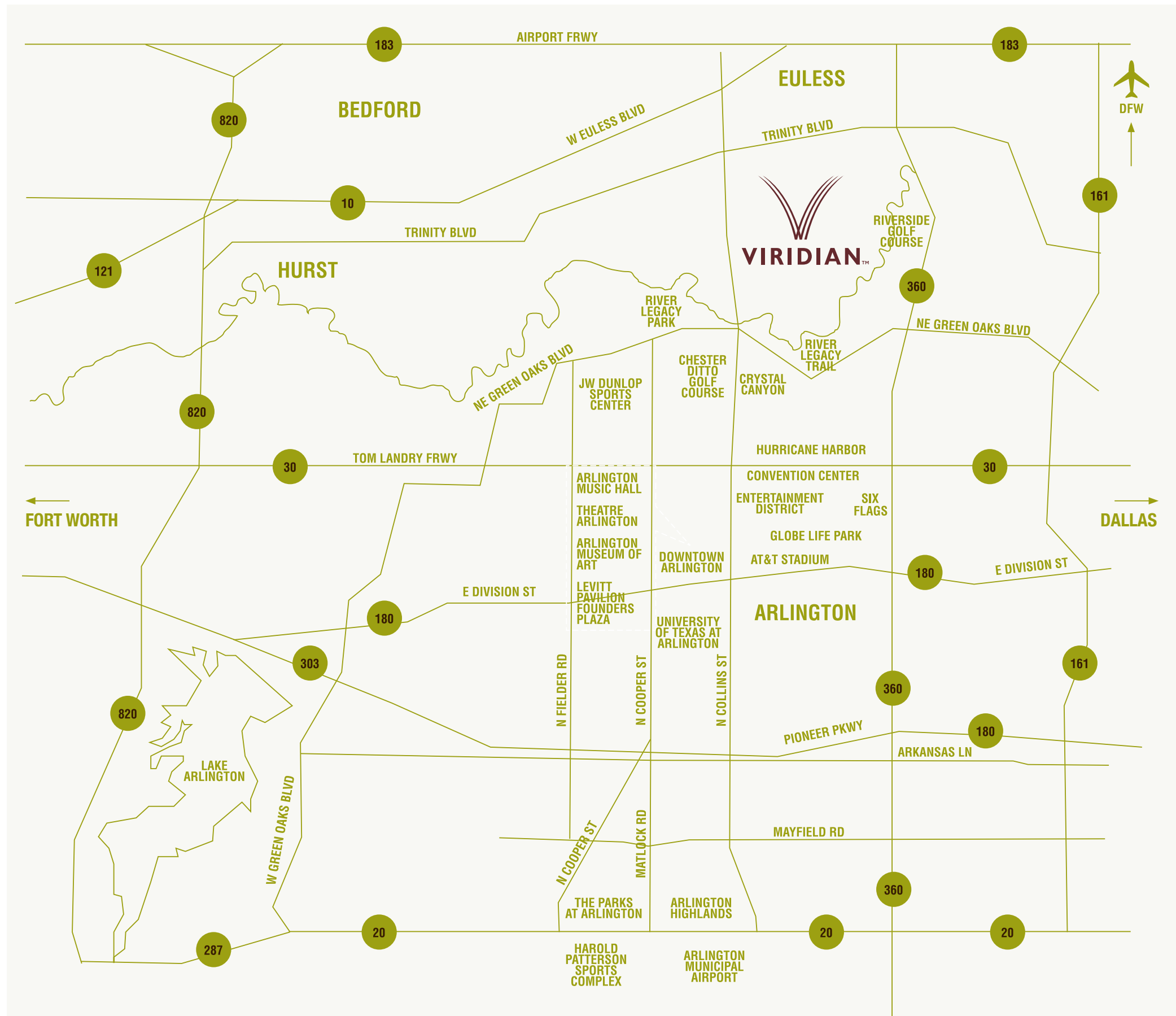


Viridian is exceptionally placed.

VIRIDIAN LIFE

Inspired By Nature. Rooted In Community.



COMMUNITY

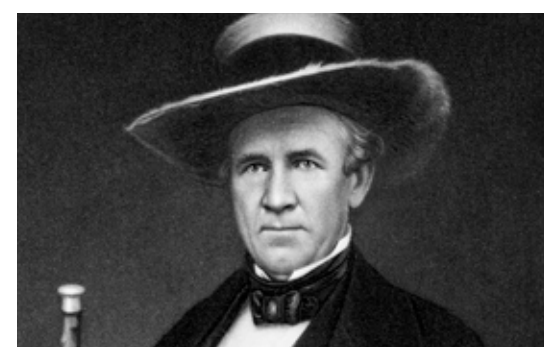


FAMILY



FRIENDS

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.

Land plan is for illustration purposes only. Plans may be changed from time to time and home buyers should not rely on future development as shown on illustrations or maps. Locations of existing buildings, roads, paths and amenities are approximate and additional facilities not yet shown may be added in the future. See our website for more details. 6/17.



FOR MORE INFORMATION, CONTACT:
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PAGE 6OUR BUILDERS
PAGE 7VIRIDIAN EVENTS



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.

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 7.



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
- Infinity edge pool overlooking Lake Viridian

VIRIDIAN LAKE CLUB - PAVILLION

- Well-appointed courtyard with fireplace
- Adjacent to sand volleyball
- Pavillion with sand beach dotted with Adirondack chairs
- TV room and meeting space
- Event coordination through the HOA office

LAKEVIEW EVENT & CONFERENCE CENTER

- 8500-square-foot event center under separate management via Sanford House
- Premier indoor and outdoor facility for all events from 12 guests up to 200 guests
- Beautifully appointed and luxurious amenities
- State-of-the-art audio/visual capabilities
- Stunning panoramic views of Lake Viridian
- Venue coordination provided by The Sanford House

NATURE-INSPIRED GROUNDS

- State of the art 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

Celebrate The Holidays With Us

‘TIS THE SEASON FOR PUMPKINS, TURKEY, FRIENDS AND FAMILY — AND WHERE BETTER TO ENJOY ALL OF THOSE THINGS THAN VIRIDIAN!

Viridian is more than a place to hang your stocking, it’s a community, brimming with holiday spirit, where friends and loved ones can celebrate the most wonderful times of the year together. Residents enjoy numerous fun-filled, festive activities designed by our dedicated lifestyle director, while guests are given a warm welcome during our popular public events. Spectacular seasonal celebrations are just 20 minutes away in Dallas and Fort Worth. See how our seasonal events can round out your holiday calendar:

RESIDENTS ONLY

BREAK OUT THE PUMPKIN SPICE

Pumpkin spice and everything nice reminds us that October ushers in both the harvest and the holiday season. Residents can get to know their neighbors while enjoying finger lickin’ barbecue and a live performance by Shotgun Rider at the Viridian Harvest Hoedown. Playful pups can suit up for Barktoberfest, our costumed-canine event. Round out the month with a Monster Mash for guys and ghouls of all ages featuring a costume contest, sweet treats and “spooktacular” tunes.

GOBBLE UP GOODIES

Residents can gobble up gifts and goodies in November at two fun events. Get something for everyone on your holiday shopping list at our first-ever Holiday Market. At our Farm to Table Feast, neighbors can gather at one long community table by the lake while enjoying a gourmet meal and live music performance by Jessica Brooks and Travis Franklin.

PASS THE COOKIES AND HOT COCOA

A sleigh-ful of activities makes its way into Viridian in December, bringing holiday fun to everyone. Residents can bring their furry Fidos out for pictures with the Big Guy during Paws with Claus. Then get ready to light up the holidays with appetizers and cocktails during our always festive Mistletoe Mingle. Kids can enjoy cookies and whisper their holiday wishes into Santa’s ear during Cookies & Cocoa with Santa followed by holiday tales and festive crafts during Christmas Story & Craft Time. Finally, the whole community will ring in the New Year at our glittering NYE at the V celebration!

FOR OUR HOLIDAY GUESTS

ENJOY A FALL FLING

Fling yourself into a fall filled with live music provided by Chris Acosta and Josh Irwin, a petting zoo, a pumpkin patch and everything else the season offers during Fall Fest from 8 a.m. to 3 p.m., Saturday, Oct. 21, at the Viridian Lake Club, 1200 Viridian Park Lane. Take a turn through the Viridian Artisan Market to find one-of-a-kind holiday gifts then spread your picnic blanket and enjoy the rest of the fun-filled day.

SAIL INTO OUR TURKEY REGATTA

If you haven’t had a chance to see our gorgeous new Viridian Sailing Center, November is a great time to sail by for a peek. Our one-day Turkey Regatta will be held Nov. 18. Stop by the Sailing Center, 1200 Viridian Park Lane, to pick up an annual pass entitling you to fun-filled days on Lake Viridian.

BRRRRRRING ON THE SNOW

It’s not winter without snow, so we are brrrrring it to the Viridian Lake Club on Dec. 2. Our popular Winter Chill festival offers a full day of fun with sledding, train rides, holiday snacks and more. So, put on your mittens and prepare for the best snow day of the year!

THRILLS AND CHILLS

October thrills and chills are just five miles away from Viridian at Six Flags Over Texas. The annual Fright Fest offers a wide variety of places to get your scare on including several haunted houses and scare zones located throughout the park.

GET YOUR GAME ON

Cheering on the Cowboys is as much a Thanksgiving tradition as pumpkin pie and since we are barely 4 miles away from AT&T Stadium, why not try to cheer from the sidelines instead of the couch?

DECKED OUT DALLAS

Downtown Dallas really knows how to deck the halls and Downtown Dallas Wanderland is a Texas-sized winter street fair that checks off every box on your holiday to-do list.

TAKE THE FAMILY TO MARKET

Enter the enchanting world of the Texas Christkindl Market where you can get everything on your holiday shopping list while enjoying a traditional German-style holiday market at Globe Life Park from Nov. 24 to Dec. 31.

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
TAMI SMITH	Community Manager
KEALY HUGHETT	Lifestyle Director



“Active seniors will enjoy walks along Lake Viridian, watching the evening sunsets, biking around the lake to River Legacy Park, fishing and sailing in Lake Viridian, and participating in the many sources of entertainment planned by the Lifestyle Director at Viridian, in Arlington and adjoining communities.”

— Lucille Helton, Resident since 2015



Viridian Calendar Of Events

■ Resident Only Events ■ Public Events

OCTOBER

- 1 Tai Chi
- 3 National Night Out
- 14 Dance Fitness
- 16 Zumba
- 18 Dirt Side Sisters Bike Ride
- 20 Harvest Hoedown
- 21 Yoga
- 21 Fall Fest - 8am - 3pm
- 26 Barktoberfest
- 28 Monster Mash



“The parks and green spaces were a huge draw. We walk our dogs to the dog park, through the neighborhood and along the lake. We love that. Any time we are out, we see people — which don’t happen in most neighborhoods — and I think the green spaces are one of the reasons.”

— David DeVries, Resident since 2013



NOVEMBER

- 4 Dance Fitness
- 6 Zumba
- 9 New Home Owner Orientation
- 11 Holiday Market
- 14 Bridge Club
- 17 Farm to Table Feast
- 18 Turkey Regatta

DECEMBER

- 2 Yoga
- 2 Winter Chill
- 5 Paws With Claus
- 6 Mistletoe Mingle
- 8 Cookies & Cocoa With Santa
- 13 Christmas Story & Craft Time
- 16 Zumba
- 31 NYE at the V



For a complete list of events, please visit ViridianDFW.com/events

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 HED 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.

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.



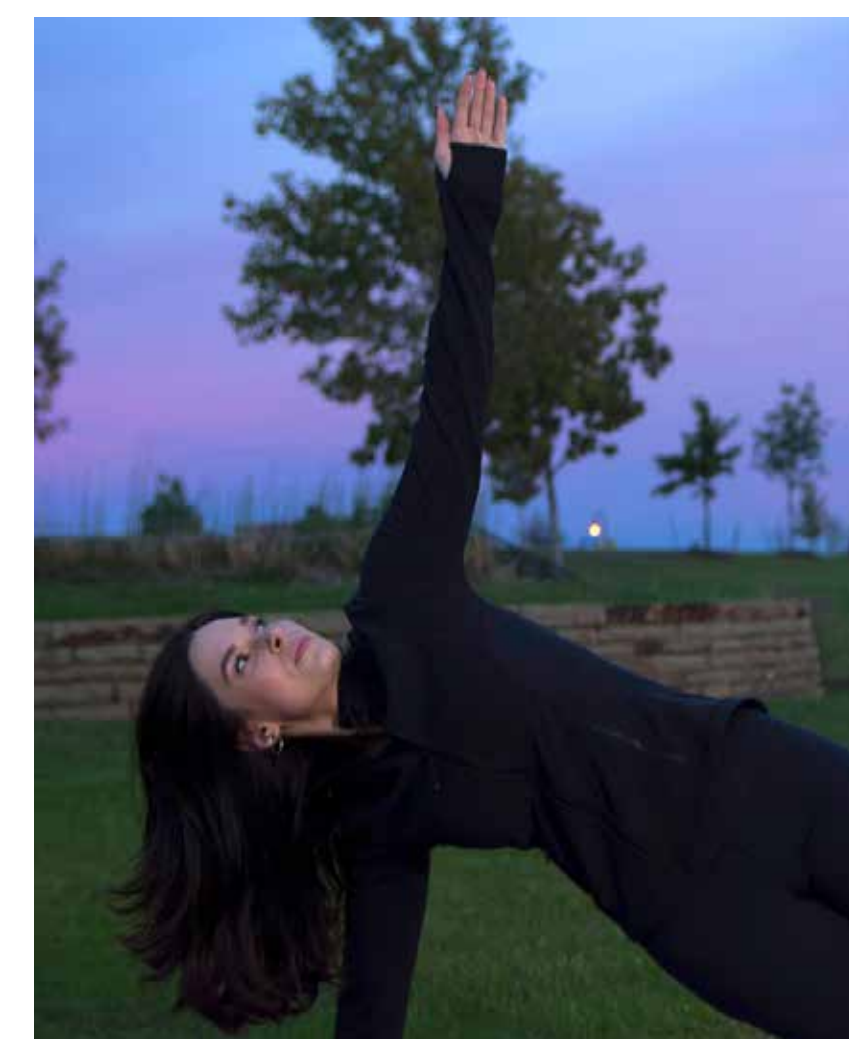
2017 VARSITY FOOTBALL SCHEDULES

TRINITY TROJANS

- 10/6 7:30p Southlake
- 10/12 7:00p @Byron Nelson
- 10/19 7:00p L.D. Bell
- 10/27 7:30p @Hebron
- 11/3 7:30a Flower Mound
- 11/10 7:00p @Marcus

LAMAR VIKINGS

- 10/6 7:30p @North Crowley
- 10/13 7:30p Arlington
- 10/20 7:30p Mansfield
- 10/27 7:30p @Bowie
- 11/3 7:30p Paschal
- 11/9 7:30p @Martin



- CB JENI Lifestyle Homes - Townhomes
- Grenadier Homes - Villas & Townhomes
- Normandy Homes - 33' lot
- David Weekley Homes - 35' lot
- David Weekley Homes - 50' lot
- David Weekley Homes - 55' lot
- Castle Rock Communities - 45' lot
- Plantation Homes - 40' lot
- Plantation Homes - 50' lot
- Highland Homes - 40' lot
- Highland Homes - 65'
- Drees Custom Homes - 65'
- Drees Custom Homes - 75' lot
- Windmill Homes - 75' lot
- Custom Lots - 80' lot
- Unassigned Builder
- FS Fire Station

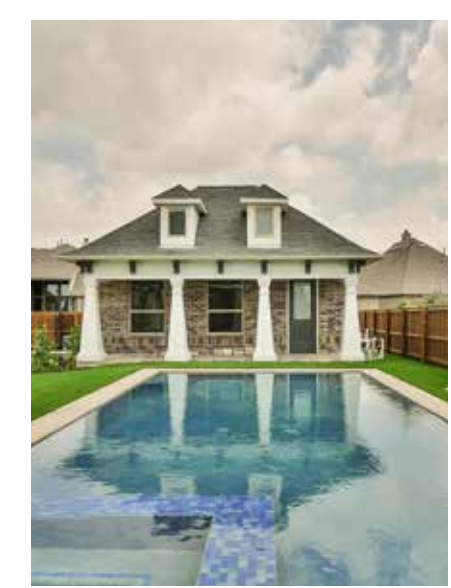


Map subject to change without notice. Map is not drawn to scale but created with the highest degree of accuracy possible. However, Viridian Holdings LP, nor any of its contractors or suppliers can be held responsible for any damages due to errors or omissions in this map. Depiction of boundaries, facilities and other landmarks is not authoritative. Information subject to change without notice. 6/17.



FROM THE \$230S TO MILLION+

- 3909 Canton Jade Way
Arlington, TX 76040
972-232-7754
- 3916 Crested Eagle Way
Arlington, TX 76005
682-323-8746
- 3915 Canton Jade Way
Arlington, Texas 76005
972-323-7551
- 1344 Viridian Park Lane
Arlington, TX 76005
817-355-3138
- 817-966-9751
- 3910 Crested Eagle Court
Arlington, Texas 76005
214-601-5102
- 1342 Viridian Park Lane,
Arlington, TX 76005
972-801-2353
- 1326 Viridian Park Lane
Arlington, Texas 76005
682-323-8746
- 1332 Viridian Park Lane
Arlington, TX 76005
817-617-2054
- 817-966-1919
- 1121 Viridian Park Lane
Arlington, TX 76005
817-966-4672



"There is a very strong sense of community here. We have lived in Arlington for the past 10 years and have found it easier than ever to make friends at Viridian – it's really designed to bring people together."

*- Paul Gibbs
Resident since 2014*

