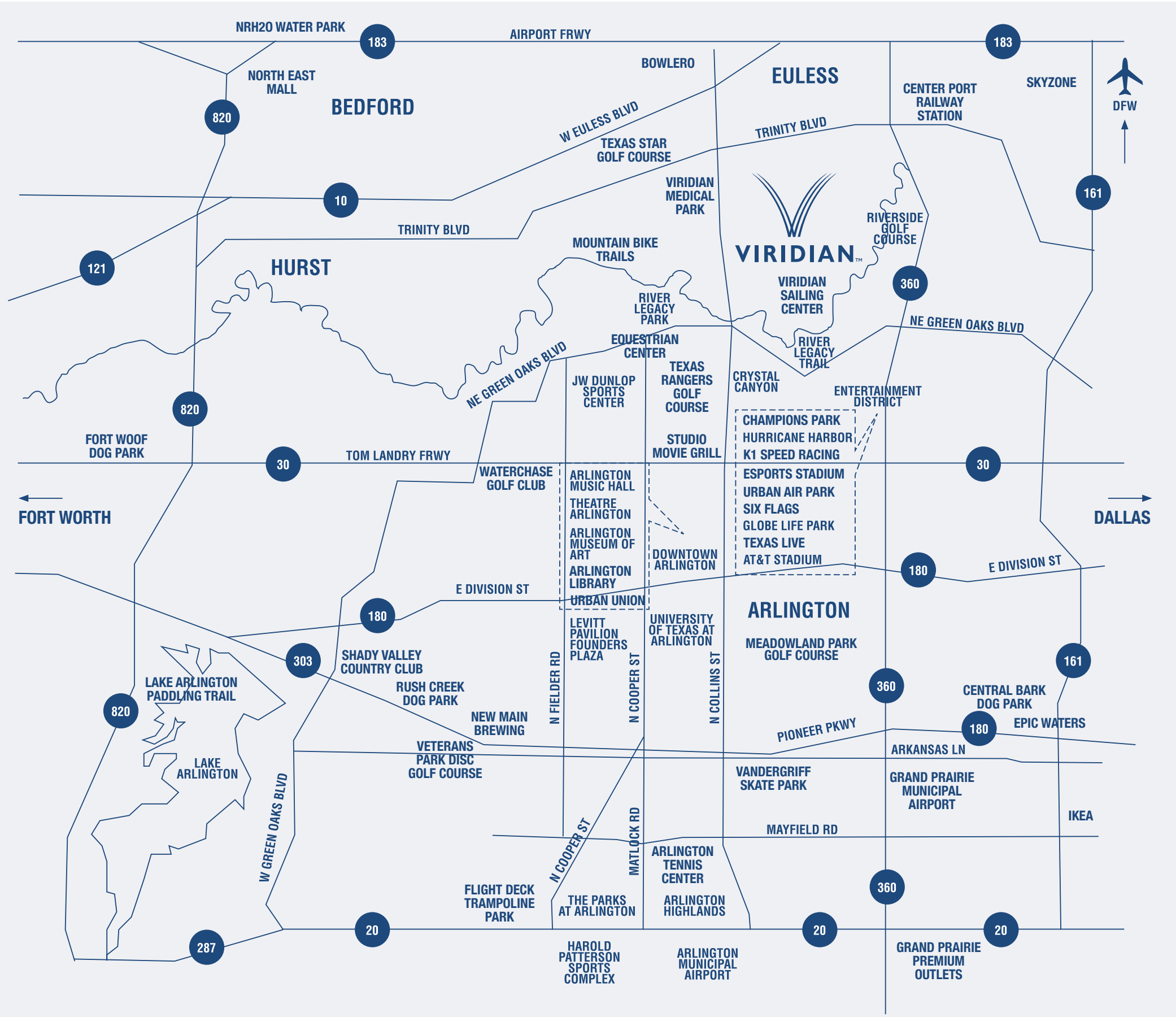
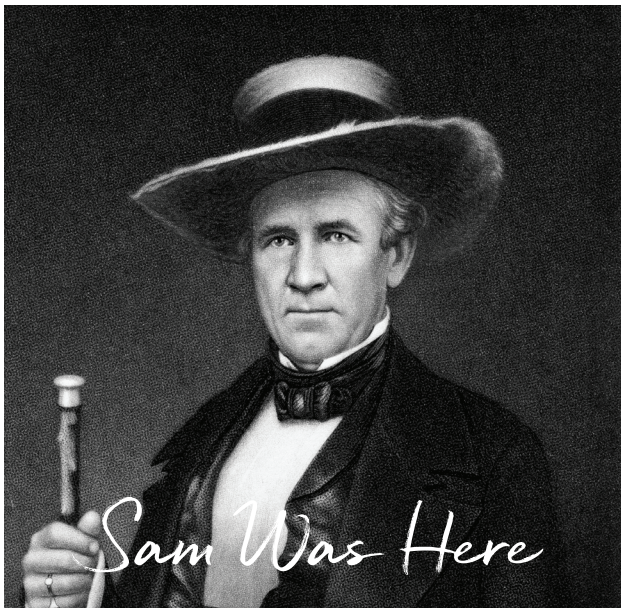


VIRIDIAN IS EXCEPTIONALLY PLACED.



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



General Sam Houston's troops negotiated the Treaty of Bird's Fort in 1843 with 10 Native American nations on Viridian land.



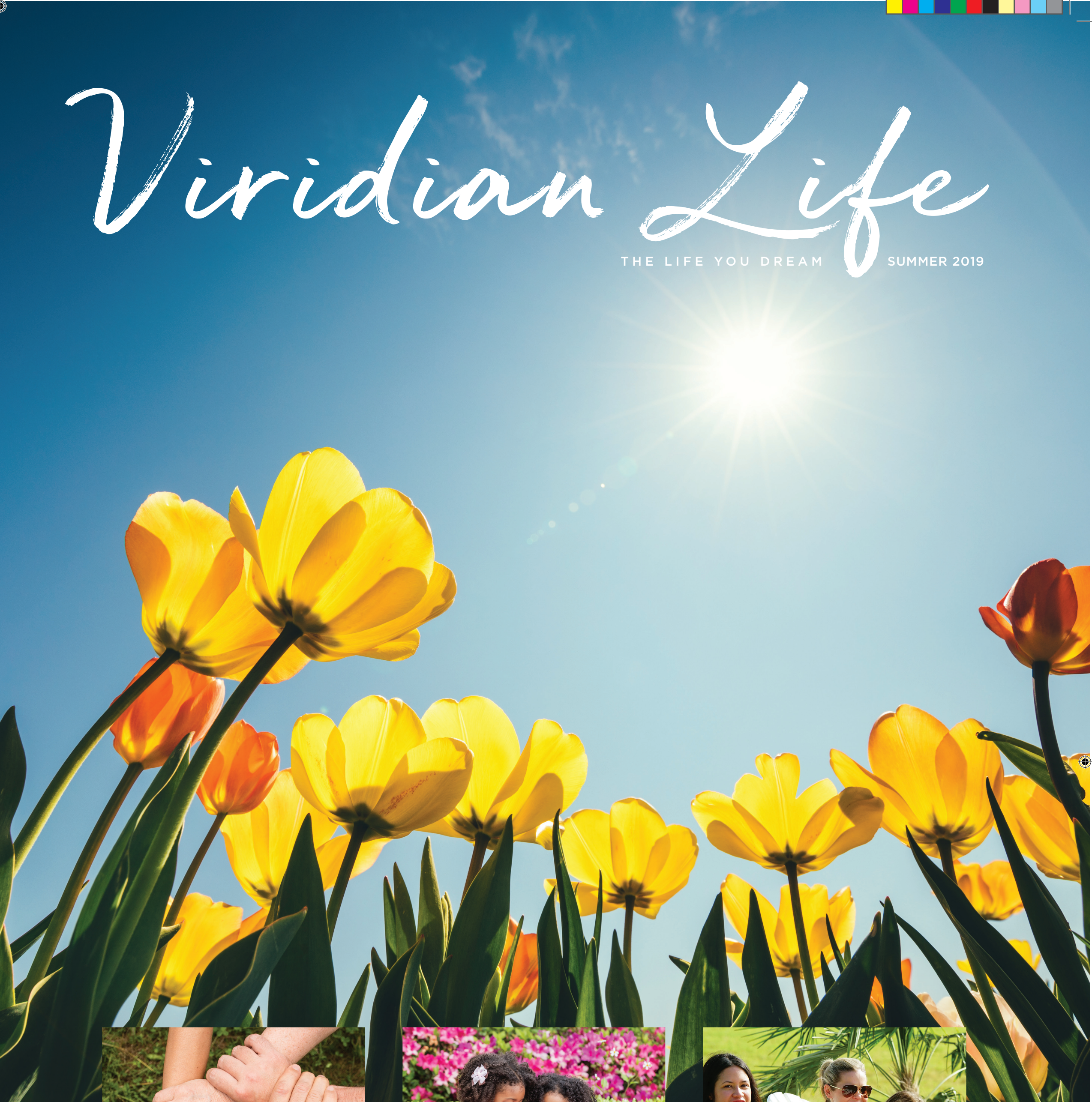
Nature is the heart of Viridian as one of the only master-planned communities in Texas designed to meet Audubon International Gold Signature Standards.



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. 4/18.

#VIRIDIANLIFE



Viridian Life

THE LIFE YOU DREAM SUMMER 2019



Community



Family



Friends

FOR MORE INFORMATION, CONTACT:
DEBRA MEERS | 817.200.6543
DEBRAM@JOHNSONDEV.COM
VIRIDIANDFW.COM

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PAGE 6OUR BUILDERS
PAGE 7VIRIDIAN LIFE



LIVE YOUR DREAM at Viridian

Whether you are 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 means work and spur-of-the-moment fun is within easy reach for Viridian's 2,200 (and growing) residents. The convenient location also means more time can be spent with loved ones in a community designed for families to thrive and make treasured memories.



ELEMENTS 55+ COMMUNITY

Viridian is proud to announce the addition of a 55+ active living community to the Arlington area. Introducing: Elements at Viridian, conveniently located in the heart of the Metroplex.

This 141-acre neighborhood will feature beautiful courtyard and single-family homes in a variety of lot sizes, with homes designed by some of the finest builders in the DFW area. Offering a grand selection of resident-only amenities, including a demonstration kitchen, fitness center, pool and game tables, and meeting facilities.

A covered terrace and sun deck will overlook a shimmering infinity-edge pool. Residents can also take advantage of Pickleball courts, a bocce ball court and a putting green. You can even gather with friends and neighbors at one of the many community fire pits.

Surrounded by the natural beauty Viridian is already known for, find out why Elements at Viridian is the perfect place to call home.



ARLINGTON IS THE HEARTBEAT OF THE DALLAS- FORT WORTH METROPLEX!

Now is the time to indulge all of your passions, and it's easy when Viridian is your base camp. Located in Arlington — the heart of the Dallas-Fort Worth Metroplex — our community benefits from easy access to employment centers, attractions, shopping and dining opportunities in both cities.

In the fall, take in a Dallas Cowboys game or two at AT&T Stadium. Summer months are for baseball, and the Texas Rangers at Globe Life Park fits that bill.

Got a yen for the outdoors? River Legacy Park is as close as our trail system. Enjoy 1,300 acres of paved hike-and-bike trails, expansive greenbelts, picnic areas, playgrounds and more. Want to learn more about the park? Stop in at River Legacy Living Science Center.

Spend the day in downtown Dallas starting with a massage at the spa to end all spas — Bliss Dallas. Then pick up something special at the flagship Neiman Marcus store. Finish up with dinner in the Bishop Arts District or see a performance at the Winspear Opera House.

Heading to Fort Worth? Stop in at the Kimball Art Museum or embrace your inner cowboy at the Stockyards National Historic District.

There's never a dull moment, and you can enjoy it all when you make the move to Viridian.

MEET OUR STAFF

BOB KEMBEL	General Manager
HOWARD PORTEUS	Project Manager
DEBRA MEERS	Director of Marketing
PAULA EVANS	Marketing Manager
RON STEPHENS	Community Manager
MIGUEL CABALLERO	Field Superintendent
LEAH SMITLEY	Lifestyle Director
JORDYN VILAROS	Lifestyle Coordinator
DONNA COURTNEY	Operations Coordinator
BEVERLY SHAY	Administrative Assistant

THE VARIETY OF AMENITIES AVAILABLE TO VIRIDIAN RESIDENTS IS UNMATCHED

LAKE CLUB & REGENT PAVILION

Well-appointed courtyard with fireplace
Adjacent to sand volleyball
Sand beach dotted with Adirondack chairs
TV room and meeting space
Event coordination through the VRA office
Lushly landscaped, sand bottom and resort-style pools
Rugged rock waterfall feature
Cushioned chaise lounges for lavish poolside lounging
Multilevel sunning and private tanning decks
Baby and toddler pool
Resort pool with tropical edging treatments
Lap pool
Splash pad
Four-sided, infinity-edge salt water pool



LAKEVIEW EVENT & CONFERENCE CENTER

8,500-square-foot event center under separate management with 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.
Call 817-494-8598 for rental information



MAGNOLIA LIFESTYLE CENTER

Coming soon. Elements at Viridian is planned to be one of the most vibrant, active 55+ lifestyle communities in Texas — and that starts with the Magnolia Lifestyle Center. Designed just for Elements residents, the Magnolia Lifestyle Center will be the heart of the community and a place to relax, stay fit and socialize.



TENNIS CENTER

Lighted, four-court facility
Court reservation system
Private instruction available



SAILING CENTER

State-of-the-art sailing facility
Largest Aero fleet in the United States
Variety of watercraft for juniors and adults
Paddleboard and pedalboards access
US Sailing Certified Instructors



NATURE-INSPIRED GROUNDS

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 (existing today)
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