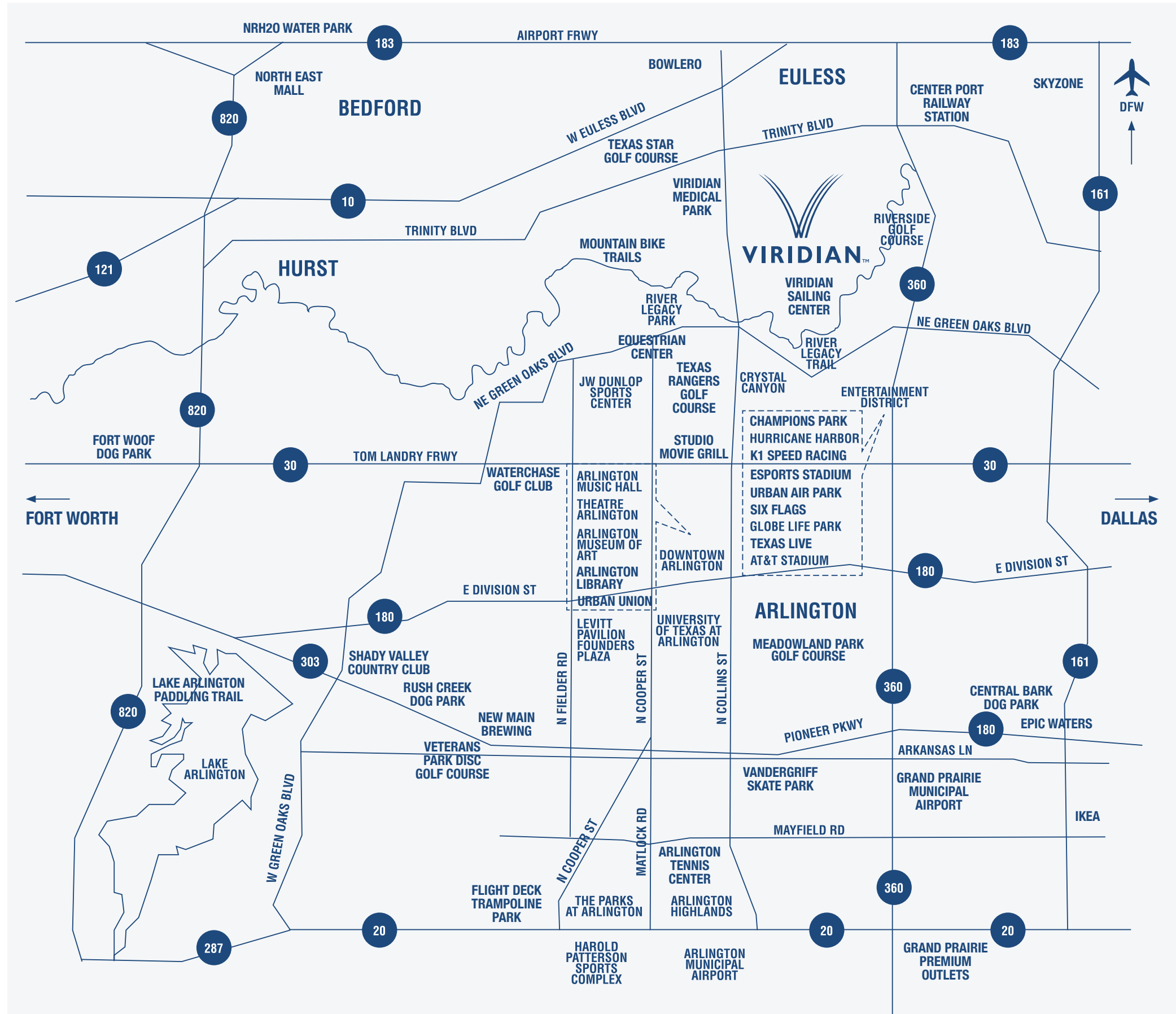
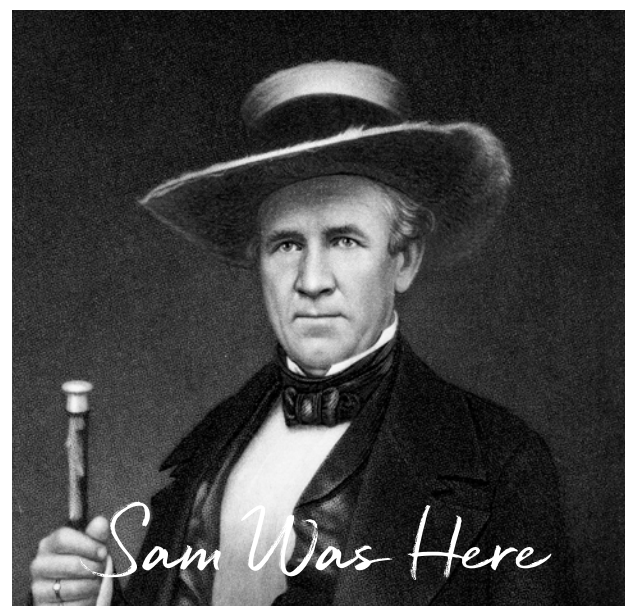


VIRIDIAN IS EXCEPTIONALLY PLACED.



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.



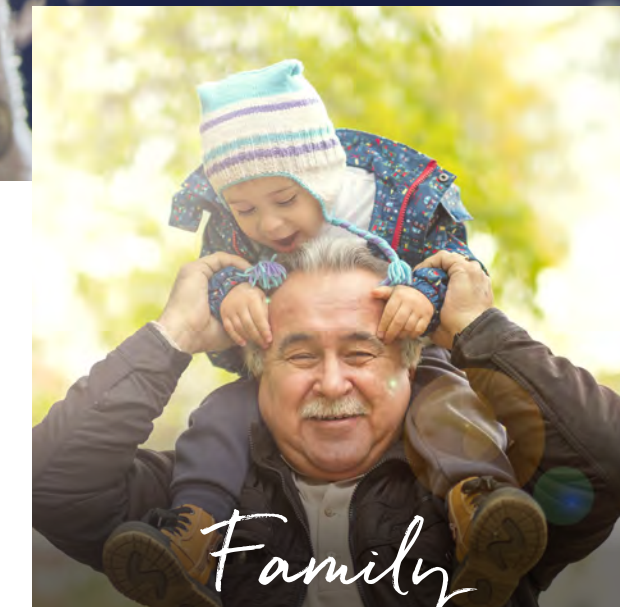
General Sam Houston's troops negotiated the Treaty of Bird's Fort in 1843 with 10 Native American nations on Viridian land.



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.



FOR MORE INFORMATION, CONTACT:

DEBRA MEERS | 817.200.6543

DEBRAM@JOHNSONDEV.COM

VIRIDIANDFW.COM



f VIRIDIAN.DFW.1



 VIRIDIANFW #VIRIDIANLIFE

PAGE 1*VIRIDIAN*

PAGE 3SCHOOLS

PAGE 4 MAP OF VIRIDIAN

PAGE 4MAP OF VIRIDIA

PAGE 6OUR BUILDERS

PAGE 7 VIRIDIAN LIFE



VIRIDIAN™



Johnson
DEVELOPMENT

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



“Love this place! Love all the amenities.”

— Sherry Casares
★★★★★ Google Review



#ViridianLife

FITNESS PROGRAMMING

ZUMBA
MONDAYS & SATURDAYS

YOGA
SATURDAYS

BOOT CAMP
MONDAYS & WEDNESDAYS

CHILDREN'S WORLD DANCE CLASS
THURSDAYS

SUMMER YOUTH CAMPS

TENNIS CAMP

SAILING CAMP

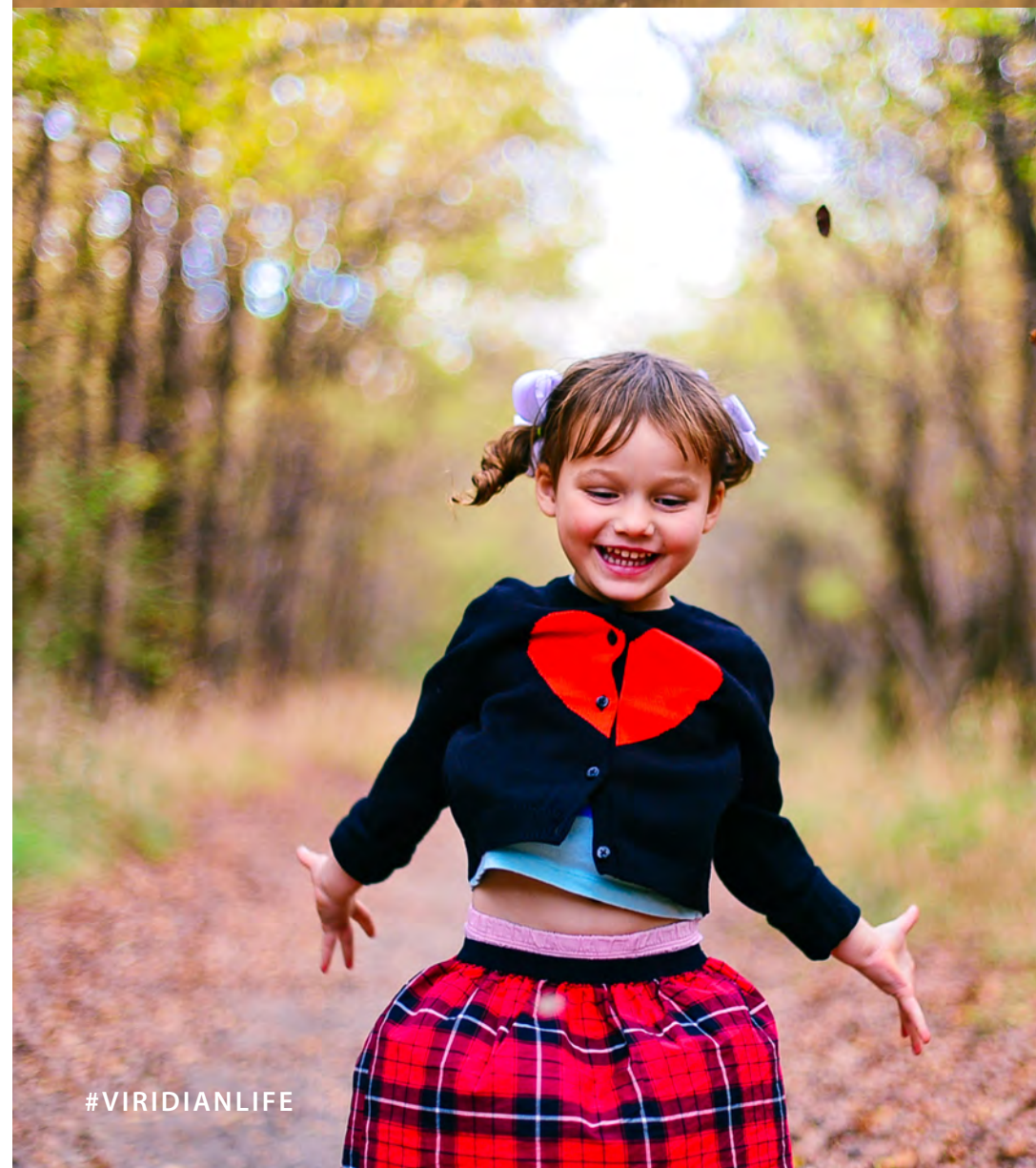
GREAT OUTDOORS CAMP

COMMUNITY EVENTS

For a complete list of events, camps and programs; please visit
ViridianDFW.com



FARM TO TABLE
Feast



EXEMPLARY SCHOOLS

drive achievement and success



PREPARING STUDENTS WITH A WORLD-CLASS EDUCATION

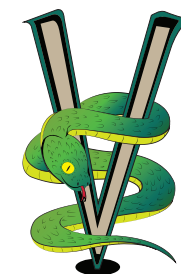
Viridian's school district is Hurst-Euless-Bedford ISD, named the No. 1 school district in Texas by Education Resource Group for the last six years using its "bang for the buck" formula of student performance and financial efficiency. Founded in 1958, HEB ISD's rich history of excellence is demonstrated 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 with a world-class education that prepares 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.



Because Viridian residents live in the City of Arlington and are zoned to the Hurst-Euless- Bedford ISD, parents have the option to send their children to Arlington ISD. Please see website for more details.

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.



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
AMANDA LUSTY	Marketing Coordinator
RON STEPHENS	Community Manager
MIGUEL CABALLERO	Field Superintendent
KEALY HUGHETT	Lifestyle Director
LEAH SMITLEY	Lifestyle Coordinator
DONNA COURTNEY	Administrative Assistant
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



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



- LENNAR - 35' Homesites
- David Weekly Homes - 45' & 50' Homesites
- Drees Custom Homes - 60' Homesites



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, Johnson Development Corp., 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. 4/18.

#VIRIDIANLIFE



VIRIDIAN
FROM THE UPPER \$200s TO MILLION+

1328 Viridian Park Lane
Arlington, TX 76040
972-232-7754

3904 Crested Eagle Way
Arlington, TX 76005
682-323-8746

1338 Viridian Park Lane
Arlington, Texas 76005
972-323-7551

1344 Viridian Park Lane
Arlington, TX 76005
817-355-3138

3910 Crested Eagle Way
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
817-508-3400

1345 Blue Lake Boulevard
Arlington, TX 76005
817-821-8852

1121 Viridian Park Lane
Arlington, TX 76005
817-966-4672

ELEMENTS
55+ COMMUNITY

Cypress Thorn Drive
Arlington, TX 76005
COMING SOON

Beaver Creek Drive
Arlington, TX 76005
PRE-SELLING NOW

4804 Cypress Thorn Drive
Arlington, TX 76005
PRE-SELLING NOW

PORTFOLIO SERIES
CUSTOM BUILDERS

817-966-9751

817-966-1919

1121 Viridian Park Lane
Arlington, TX 76005
817-966-4672

"Ideal location you are five minutes from cowboy AT&T Stadium, Ranger Globe Life Park, Six Flags you're also right across the street from River Legacy Park which is one of the premier parks in North Texas scenic views of the Trinity river and woods getting back to nature. The amenities at Viridian are second to none with the pools and the beaches and the volleyball courts and the community center it has a real resort feel to it something for every member of the family."

- Brent Jones
Facebook Review

