

Viridian Life

THE LIFE YOU DREAM FALL 2019



Community



Family



Friends

JDC | Johnson
DEVELOPMENT
CORP.

FOR MORE INFORMATION, CONTACT:

DEBRA MEERS | 817.200.6543
DEBRAM@JOHNSONDEV.COM
VIRIDIANDFW.COM



VIRIDIAN.DFW.1



VIRIDIANDFW #VIRIDIANLIFE

PAGE 1VIRIDIAN
PAGE 2ELEMENTS
PAGE 3SCHOOLS
PAGE 4VIRIDIAN LIFE

PAGE 6VIRIDIAN MAP
PAGE 7OUR BUILDERS
PAGE 9ISLAND LIVING
PAGE 10 ...ARLINGTON



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.



NOW OPEN! ELEMENTS 55+ COMMUNITY

Viridian is proud to announce the addition of a 55+ active living community to the Arlington area, 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.



THE VARIETY OF AMENITIES AVAILABLE TO VIRIDIAN RESIDENTS IS UNMATCHED

LAKE CLUB & REGENT PAVILION

Well-appointed courtyard with fireplace
Sand beach with volleyball
TV room and meeting space
Sand bottom, resort-style pools
Cushioned chaise lounges
Multilevel sunning and private tanning decks
Baby and toddler pool
Resort pool with tropical edging treatments
Lap pool & Splash pad



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



LAKEVIEW EVENT & CONFERENCE CENTER

Beautifully appointed 8,500-square-foot event center
Premier indoor and outdoor facility for all events from 12 guests up to 200 guests
Stunning panoramic views of Lake Viridian
Call 214-769-7733 for rental information



MAGNOLIA LIFESTYLE CENTER

Coming soon for Elements residents, the Magnolia Lifestyle Center will be the heart of the community and a place to relax, stay fit and socialize.

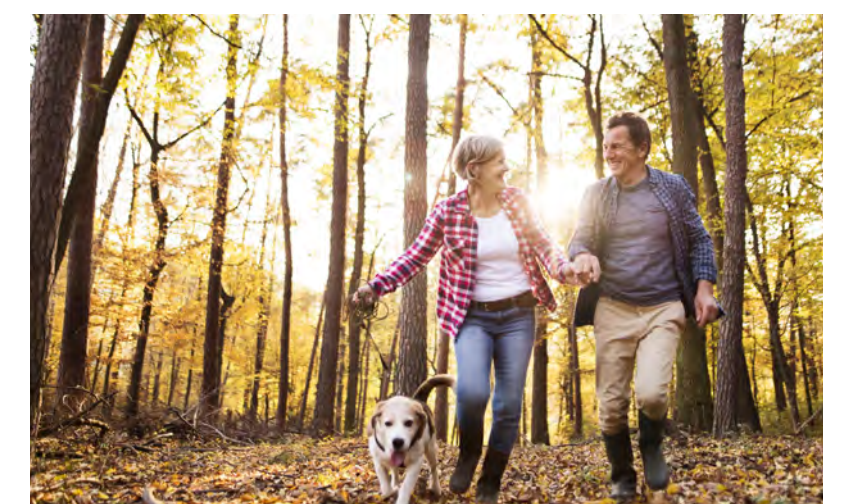


NATURE-INSPIRED GROUNDS

2,000+ acres, beautifully master-planned
500 acres of parks and landscaped open space
500 acres of serene lakes
20+ miles of trails connected to River Legacy Park (existing today)
Arrowhead Park gives family Fidos space to run free
Inspiration Park for play, concerts, movie nights and more
Fossil Park for exploration and to ignite the imagination
The Commons linear park for social interaction
All homes ideally located within 700 feet of parks or open space

THE MAGNOLIA LIFESTYLE CENTER WILL BE THE HEART OF THE COMMUNITY AND A PLACE TO RELAX, STAY FIT AND SOCIALIZE

Imagine starting the day on the putting green or challenging your neighbors to a game of bocce ball. Swim in the infinity pool in the afternoon and in the evening, gather with friends around one of the fire pits or spend a romantic evening watching the sun set from our lovely terrace. You’ll also enjoy a demonstration kitchen, meeting facilities, a fitness center, pickle ball courts and winding trails. Our lifestyle director will keep things hopping with a calendar full of activities. Residents will also have access to all of Viridian’s many amenities, including the Viridian Lake Club, the River Legacy trail system, parks, gardens and more. The planned Viridian Village will give residents shopping and dining options close to home. Surrounded by the natural beauty Viridian is already known for, find out why Elements at Viridian is the perfect place to call home.



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.

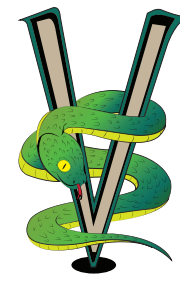
FAMILIES CHOOSE HEB ISD FOR AN ACADEMIC EDGE

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.



"The reasons we chose Viridian were, first location, especially the close proximity to River Legacy Park as well as to the airport, both Dallas and Fort Worth and places for shopping, dining, and entertainment. Second, it is a place surrounded by nature in which we could build a new home. Third, it offers incredible cultural and age diversity. Finally, it's a community of well-educated, caring individuals with a variety of interests."

— Lucille Helton, *Resident*



#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





- 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



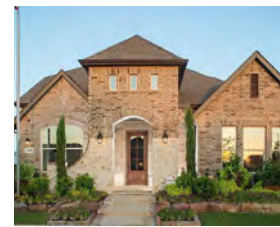
VIRIDIAN
FROM THE UPPER \$200s TO MILLION+



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
682-712-0088



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

ELEMENTS
55+ COMMUNITY



Cypress Thorn Drive
Arlington, TX 76005
COMING SOON



4605 Beaver Creek Drive
Arlington, TX 76005
877-933-5539



4804 Cypress Thorn Drive
Arlington, TX 76005
469-600-6800

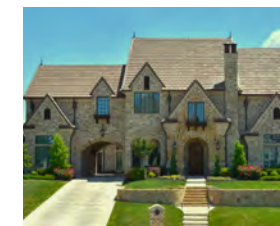
PORTFOLIO SERIES
CUSTOM BUILDERS



817-966-9751



817-966-1919



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

“Three years ago we began looking for a place to build side-by-side homes, with the dream of a multi-generational family in a good community. We believe that well thought-out municipal planning can actually encourage exercise and wellness, so we have eagerly watched Viridian come into focus. The lake, the easy access to parks and nature and the access to the River Legacy Trails were ultimately what captivated us.”

— Vincent McColm, Resident

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 |
| KRISTI HULME | Elements Lifestyle Director |
| DONNA COURTNEY | Operations Coordinator |
| BEVERLY SHAY | Administrative Assistant |

VIRIDIAN MARKETPLACE

FAMILY HEALTHCARE ASSOCIATES

Family HealthCare Associates is a physician-owned organization that has served the healthcare needs of the Dallas/Fort Worth area for over 50 years. While healthcare has seen many changes in those 50 years, our focus on providing high quality care to our patients has always remained the same. fhcatx.com

IKIDS PEDIATRIC DENTISTRY & ORTHODONTICS

Run by three brothers, Drs. Randy, Blane, and Ross Hamilton, iKids is committed to providing your child with a wide range of services, a dream team staff, a friendly and comfortable environment and a great guest experience. arlington.ikidsdental.com



R3 WOUND CARE AND HYPERBARICS

Until R3 Wound Care and Hyperbarics opened, advanced wound care and Hyperbaric Oxygen Therapy (HBOT) were available only at large medical institutions. Today, they have five convenient locations in San Antonio and the DFW area. They're proud to serve our communities, and their success is a clear indication that R3's state-of-the-art equipment, skilled personnel, and warm, welcoming treatment centers are resonating with physicians and their patients. r3healing.com



WOUND CARE

PREMIER REHAB PHYSICAL THERAPY

Premier Rehab Physical Therapy is owned by a practicing Doctor of Physical Therapy which allows them to focus solely on what matters — patient results. They work in collaboration with all area physicians and have a large network of physicians who already know and trust them. If you don't have a prescription for physical therapy from your physician, they can help you get one. premierrehab.org

FIRST EYE CARE NORTH ARLINGTON

First Eye Care has an established track record for providing top-quality services to families just like yours. Dr. Gayle Karanges and Dr. Vanessa Nguyen both have extensive training, credentials, skills and expertise in a variety of eye diseases, disorders, diagnostic methods and treatment methods. They combine this skill and knowledge with a compassion and concern for your well-being that makes First Eye Care such a trusted eye care resource for the Arlington area. fecarlington.com



URGENTOLOGY

Urgentology will go above and beyond to help you with your medical issue. You will be immersed in a comfortable and relaxing environment where patient satisfaction matters. Experience high quality but affordable health care, seven days a week with convenient business hours — no appointment necessary, however, same-day appointments are available. Avoid wait times by making an appointment online from the convenience of your phone, computer, or tablet. urgentologycare.com

ACTIVE FAMILY WELLNESS

Active Family Wellness Center, Dr. Kenyon Godwin leads a team of professionals dedicated to improving the health and wellness of patients from the Arlington area. They believe people should have the freedom to pursue their purpose without limitations. The practice is built on the concept of treating the whole individual, versus just addressing specific medical issues as they arise. txwellnessdoc.com



CHILDREN'S LIGHTHOUSE LEARNING CENTERS

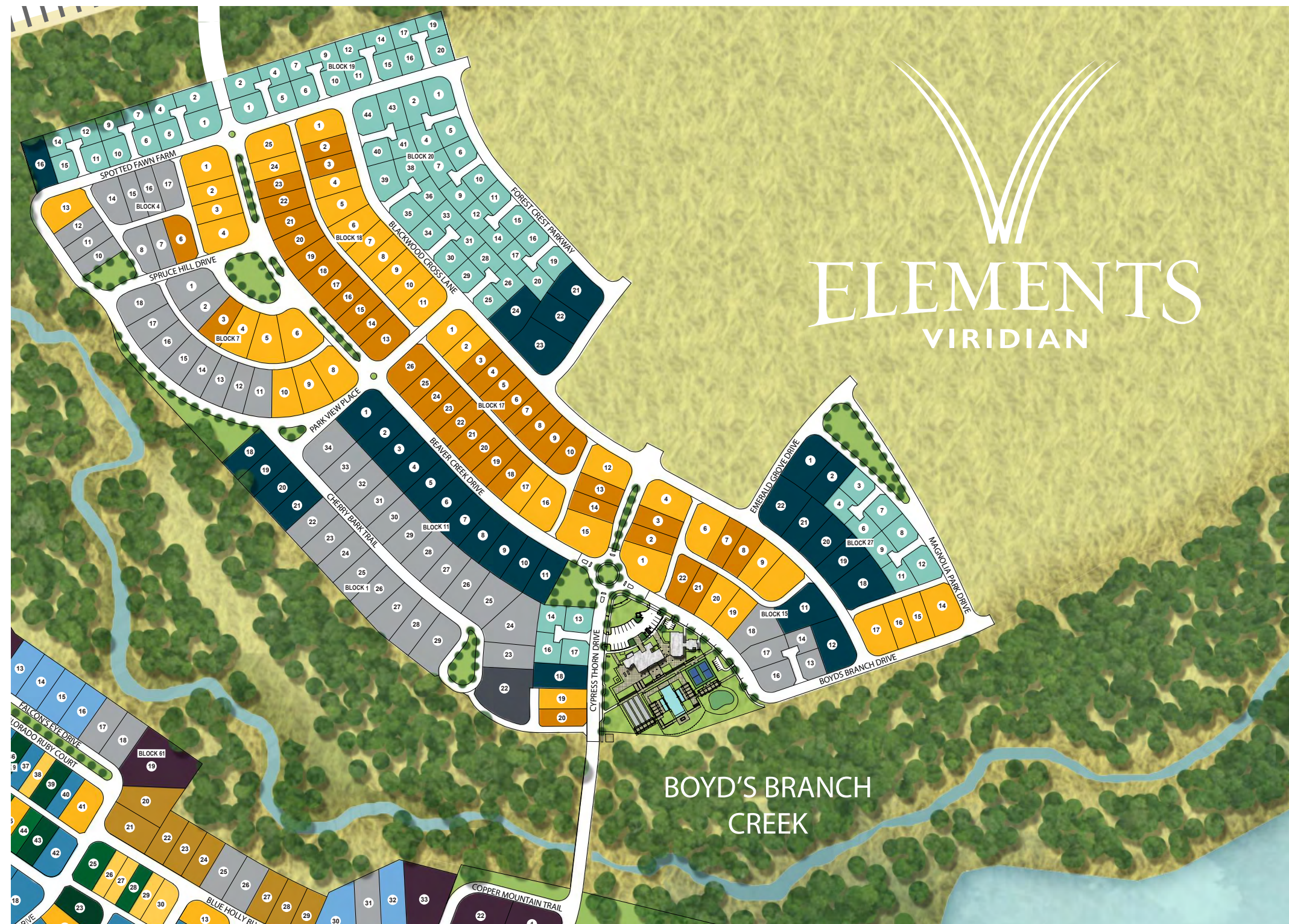
Children's Lighthouse leads the way in values-based early childhood education — providing care for infants, toddlers, preschoolers and school-age children. Their Lighthouse curriculum C.A.R.E.S.™ is based on an age appropriate, comprehensive learning approach, incorporating character values like integrity, fairness and honesty. Not just a typical daycare — Children's Lighthouse is a family-focused educational school based on developing children academically and emotionally. Education and strong character values guide the philosophy of their innovative Lighthouse curriculum. childrenslighthouse.com/viridian/



#VIRIDIANLIFE

#VIRIDIANLIFE

ELEMENTS 55+ COMMUNITY



IT'S TIME TO LIVE YOUR BEST LIFE!

With your best years ahead of you it makes sense to purchase a home that allows you the freedom to live the way you want to live. That's what you will find when you choose Elements at Viridian. Our builders understand your desire to live in the moment, spend time with friends and family and expand your horizons. Their elegant, single-story designs include spacious outdoor living areas, sophisticated interiors, low-maintenance exteriors and more. You'll also discover numerous options, so you can create the home you need for the adventures you are about to live. Eager to learn more? Come visit our active 55+ lifestyle community. Model homes showcasing the array of home choices available are now open.

CHECK OUT OUR ROSTER OF THE FINEST BUILDERS IN THE DFW AREA

David Weekley Homes

Since 1976 David Weekley Homes has led the industry in design, crafting homes that balance livability and outstanding design. Exceptional customer service, flexibility and energy efficiency are built into every home. A variety of floor plans and customizations to suit every age and stage of life means every David Weekley buyer gets a home that is uniquely theirs.

LENNAR®

Millions of families across the nation have moved onto the next stage of their lives in a new Lennar home. Offering a wide range of home choices, high quality construction and exceptional value, Lennar is committed to building homes to the highest possible standards.

Drees CUSTOM HOMES™

Drees Custom Homes builds distinctive homes that fit your lifestyle. From unique exteriors that ensure no Drees home looks like any other, to an in-house team of professional architects that help turn your home into a masterpiece, Drees gives you the freedom to let your imagination soar and the knowledge to make it a reality.

#VIRIDIANLIFE

ISLAND LIVING COMING SOON!



BOOK YOUR HOLIDAY OR SPECIAL EVENT NOW!



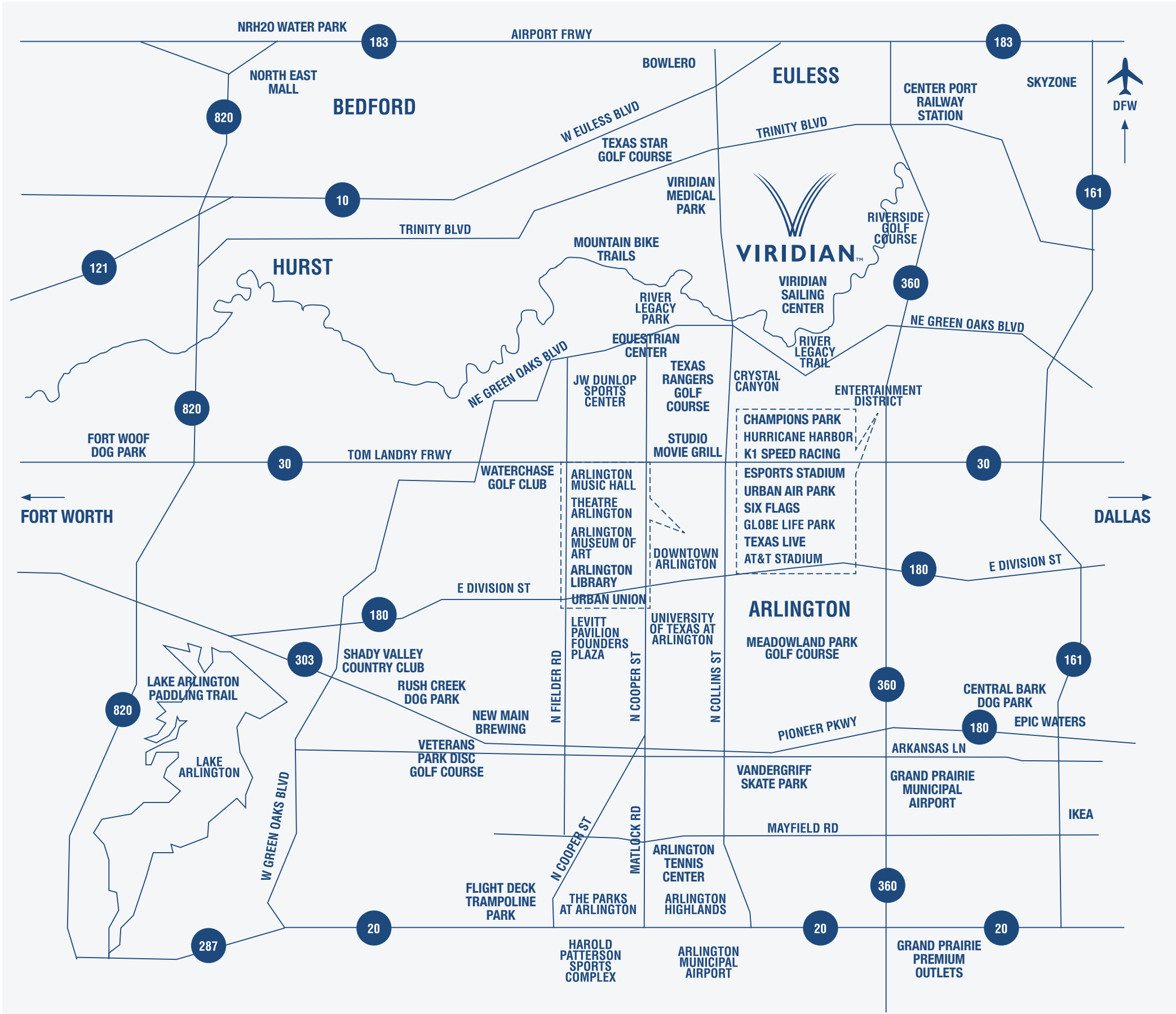
The Lakeview Event & Conference Center is a premier event facility in the heart of North Texas. From stunning panoramic lake views to state-of-the-art audio & visual equipment, everything needed for a spectacular event is at your fingertips. Corporate retreats will find the variety of spaces provide a refreshing break

from the typical conference room and the attention to detail in the décor and surrounding will provide a gorgeous background for weddings and other special life celebrations.

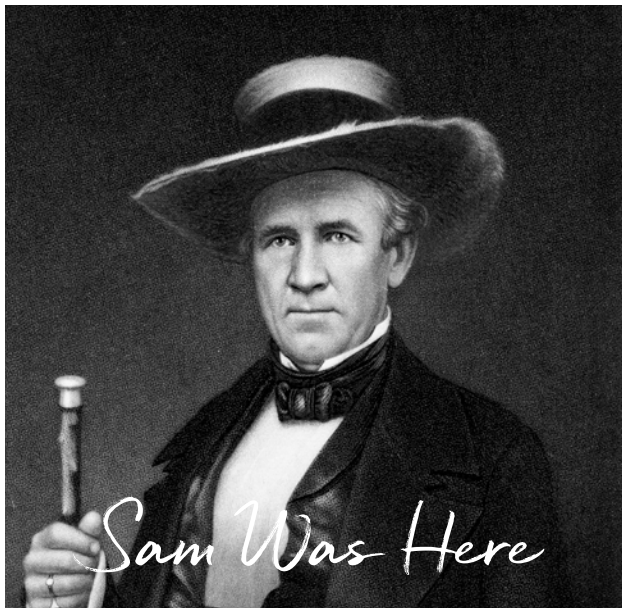
VENUE DIRECTOR: MICHELLE RANDALL | PHONE: 214.769.7733
EMAIL: EVENTS@LAKEVIEWEVENTCENTER.NET

#VIRIDIANLIFE

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.



Sam Was Here

General Sam Houston's troops negotiated the Treaty of Bird's Fort 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. 4/18.