



Veranda

REFINED LIVING.
HISTORICALLY RICHMOND.



VE • RAN • DA
n. (v ə`randə)

*our livable
luxury*

An expansive porch and a master-planned community where history inspires,
beauty captivates, and families flourish.

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Veranda

Where every dream comes true

Inspired by the romance of the South, Veranda is a fresh take on comfortable small town living where life's greatest moments are shared with friends and neighbors on a welcoming front porch.

A project of Johnson Development Corp. — known for innovative and environmentally sensitive master planning — Veranda offers homes by Houston's leading homebuilders.

Residents will take advantage of living just minutes from major employers and world-class shopping, dining, and entertainment. Antique in historic Richmond. Attend a concert at the Smart Financial Centre in Sugar Land. Or enjoy an unforgettable night on the town in Houston — the nation's fourth-largest city.



WELCOME to VERANDA

We invite you to take a stroll through

Veranda, our new one-of-a-kind community where the historic past and the vibrant present meet, creating a

connection that will last well into the future.

Chat with friendly neighbors over a glass of lemonade while your children play on the front lawn. Enjoy nature as you bike or just meander on our trails, or immerse yourself in the past as you play in historic downtown Richmond or Sugar Land.



Most of all, connect with our hospitable vibe and welcoming spirit. You're not just buying a house; you're adopting a community that will be your home for years to

come. That's why we've crafted a slate of state-of-the-art amenities designed to bring your family and your neighbors closer, building a community you will love coming home to.

Take a stroll through our community, visit our model homes, and glimpse our vision for Veranda's future. We'll be waiting for you.

Trey Reichert

Johnson Development Corp.
Vice President and General Manager



Explose
600 ACRES
of Pure Texas Charm

Refined Living

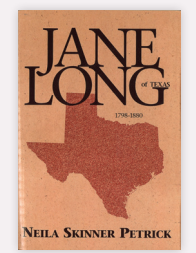
HISTORICALLY RICHMOND

Spanning nearly 600 acres of beautiful homes, lush landscaping, trails, and exciting amenities, Veranda embodies the legacy of historic Richmond with all the comforts of a luxurious master-planned community.

- ## Veranda
- Model Home Park
 - Rec Center
 - Greenspace
 - Future Residential
 - Irma Dru Hutchison Elementary
 - Pedestrian Bridge
 - Arbor
 - Park



CELEBRATING THE PAST, BUILDING THE FUTURE



Veranda is a reflection of the rich heritage of Richmond and Fort Bend County. Founded by Stephen F. Austin, Fort Bend took its name from a log fort built in a bend of the Brazos River. When the area was established as Fort Bend County by the Republic of Texas in 1837, Richmond was born.

Discover more about the amazing life of the "Mother of Texas."



The town's early residents included some of the best-known Texans of the period, from Erastus (Deaf) Smith to the "Mother of Texas," Jane Long. Long opened a boarding house in downtown Richmond in 1837 and named it The Veranda Hotel. It was this hotel and its wide, covered porch that inspired the name of Fort Bend's newest master-planned community.

The Veranda Hotel, opened by Jane Long in 1837 with its wide covered porch, inspired our master-planned community.



Development by Johnson Development Corp. Prices and specifications subject to change without notice. All renderings are an artist's representation. The map layout and land uses are conceptual and subject to change without notice. Please see a sales counselor for details. Printed 05/17.

History of Veranda

Feel at Home Beyond Your Front Porch

The family that plays together, stays together, and Veranda is the place for a relaxed family life. From swimming in the family-friendly pool to nature walks along picturesque trails, there is always something to see, explore, and experience here.



OUTDOOR LIFE

Our community plan brims with parks, trails, and playgrounds to give your family opportunities to enjoy many an outdoor adventure.



Family-Friendly Pool

Lounge in the summer sun while friends and family splash around in the refreshing pool.



Makes about 4 cups
Time: 30 minutes

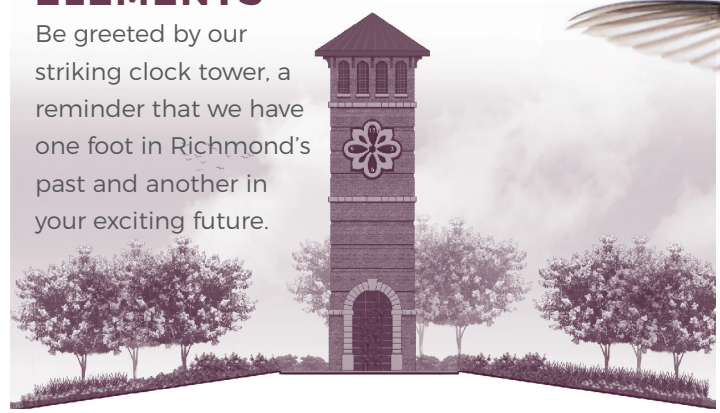
VERAND-ADE *Strawberry Mint Lemonade*

- 1 1/2 cups sliced strawberries
- 1 1/2 cups fresh lemon juice
- 1/3 cup fresh mint leaves
- 1 1/3 cup simple syrup

Place strawberries and mint in a blender, pureeing until liquified. Pour in lemon juice and simple syrup, pureeing until combined. Keep the mixture thick with the fruit puree, or strain to remove the strawberry pulp. Pour mixture into a pitcher and stick it in the fridge for 20 minutes until cold. Serve over ice.

VINTAGE ELEMENTS

Be greeted by our striking clock tower, a reminder that we have one foot in Richmond's past and another in your exciting future.



Be sure to pack your bird-watching binoculars!

BACK TO NATURE

At Veranda, families take evening strolls along winding paths, enjoying beautiful parks and the gentle lull of bird song, while allowing the serenity of nature to soothe their spirits.

Fun Facts

- 8 EXCEPTIONAL BUILDERS
- 589 VERDANT ACRES
- 5 MINUTES TO DINING, SHOPPING, AND FUN
- 2,000 FRIENDLY FAMILIES





Lamar Consolidated INDEPENDENT SCHOOL DISTRICT



TOP OF THE CLASS

Veranda schools are easy to love, offering innovative educational approaches that honor each child's individual strengths and interests while preparing them for future success. Veranda students attend schools in the Lamar Consolidated Independent School District. Diverse, collaborative, and inventive, the LCISD ensures access to a gold-star education through committed teachers, strong leadership, and community involvement. Over the years, the district has garnered a number of awards for its pioneering practices, including the HEB Excellence in Education Large District award, being named to the Annual AP® District Honor Roll, and achieving a 5-star rating from the state three years in a row for its strong academic progress and fiscal responsibility.

HUTCHISON ELEMENTARY

- Leader in Me school, a program that seeks to teach 21st century leadership and life skills to students, creating a culture of student empowerment.
- Supportive PTA.
- Promethean boards in classrooms, with iPads available to students and web-based assessment and learning programs such as Raz-Kids and iMath.

LAMAR JUNIOR HIGH SCHOOL

- Athletic programs include football, boys' and girls' track, tennis, girls' and boys' basketball, volleyball, and cross country.
- Performing arts programs contribute to student creativity.
- Opportunities to participate in unique clubs such as the Cosplay, Anime, Manga (C.A.M.) Society and the Technology Student Association (TSA).

WESSENDORFF MIDDLE SCHOOL

- Diverse student body with low teacher-student ratio.
- 4-STEM Robotics program develops decision-making and critical thinking skills in students.
- Strong music, art, and theater programs.

LAMAR CONSOLIDATED HIGH SCHOOL

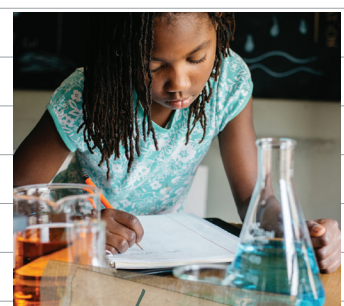
- Pre-AP and AP courses, as well as opportunities for dual credit.
- Active athletic booster clubs and Parent Teacher Organization.
- A full range of athletic programs, including football, baseball, wrestling, and volleyball.
- Award-winning performing arts programs.



snapshots



Create



Learn



Discover



Achieve

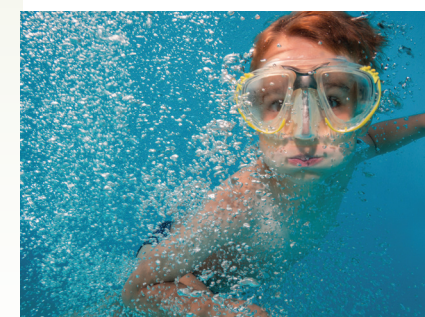


In the heart of Fort Bend County

In this prime location in the heart of Fort Bend County near U.S. 59 and the Grand Parkway, Veranda residents will never be far from fine dining, premier shopping, or entertainment opportunities. Veranda is at the center of it all.

Sunday Around Town

1. BROWSE ANTIQUE SHOPS IN DOWNTOWN RICHMOND FOR UNIQUE FINDS. 
2. STROLL OR BIKE THROUGH HISTORIC DOWNTOWN RICHMOND. 
3. LEARN WHAT SCHOOL WAS LIKE 100 YEARS AGO AT RICHMOND'S FORT BEND MUSEUM.
4. RIDE A MINIATURE TRAIN AND GET A WAVE FROM A REAL RAILROAD ENGINEER AT THE ROSENBERG RAILROAD MUSEUM.
5. GRAB A BITE AT SANDY MCGEES, LOCATED ON THE SITE OF THE HISTORIC VERANDA HOTEL BUILDING. 
6. ENJOY A CONCERT, MUSICAL, OR COMEDY PERFORMANCE AT THE SMART FINANCIAL CENTRE.



The Veranda VISION

Casual, authentic, and organic, with deep ties to nearby historic Richmond, Veranda is about creating connections – to the past, to nature, and to each other. Here, neighbors gather on inviting front porches for impromptu parties, children create their own adventures in neighborhood parks, and friends wave as they pass each other on trails winding through lush gardens.



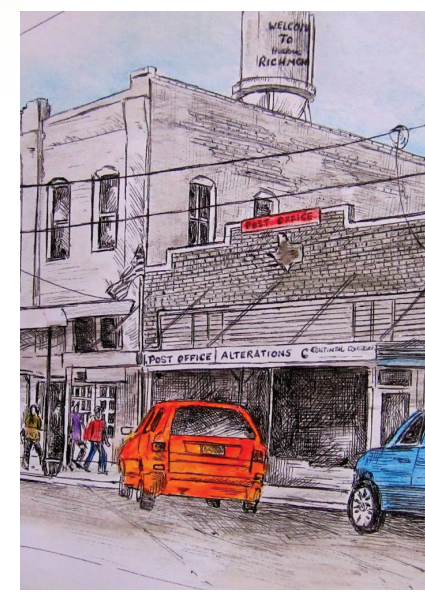
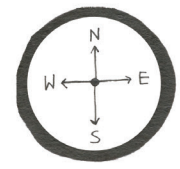
Visit Us:

2020 Pearl Glen Drive
Richmond, Texas
77469



KEY

- A. Sandy McGee's Restaurant formerly the Veranda Hotel
- B. Richmond Water tower
- C. YMCA
- D. George Memorial Library
- E. Wessendorff Middle School, Lamar Junior High School and Lamar High School
- F. Fort Bend Country Club
- G. Fort Bend Courthouse
- H. Brazos River Bridge
- I. Hutchison Elementary
- J. Oak Bend Medical Center
- K. Brazos Bend State Park
- L. Imperial Farmers Market
- M. Houston Museum of Natural Science - Sugar Land
- N. First Colony Mall



OPENING THE DOOR TO

INNOVATIVE DESIGN

At Veranda, your dream home is within reach. Our family of award-winning builders offer a wide range of design choices, amenities, and options to fit your budget and your lifestyle goals.



meet our builders



Priced from the \$340s
65-foot homesites

Coventry Homes offers flexible floor plans, highly rated energy efficiency, and outstanding home designs.

DavidWeekleyHomes.com

Priced from the \$300s
55-foot homesites

Livable floor plans that promise easy living are hallmarks of David Weekley's stylishly designed homes.



Priced from the \$290s
55-foot homesites

Highland Homes is known for building homes to the highest standard and award-winning customer service.

LENNAR®

Priced from the \$240s
50-foot homesites
Priced from the \$350s
70-foot homesites
Townhomes coming soon

One of the nation's most popular builders, Lennar's homes stand the test of time.



Priced from the \$250s
45-foot homesites
Priced from the \$310s
60-foot homesites

Innovative design and a deep commitment to customer satisfaction drive the success of Newmark Homes.

PERRY HOMES

Priced from the \$270s
50-foot homesites
Priced from the \$390s
65-foot homesites

Perry Homes has been delivering exceptional design and quality construction for more than 50 years.



Priced from the \$280s
55-foot patio homesites

Sitterle Homes boasts a reputation for innovative home design and excellence in construction.

Model Home located on Pearl Glen Dr.

Prices are subject to change without notice. As with any financial decision, buyers are encouraged to do their own due diligence when selecting a home builder. Veranda makes no representations or warranties on the quality or financial ability of the home builders. 5/17



Priced from the \$300s
60-foot homesites

Sophisticated luxury can be found in every home built by award-winning Westin Homes.



Creating Environments

THAT CELEBRATE LIFE

Stronger Reputation = Stronger Foundation

With more top-selling communities than any other developer in the nation, Johnson Development Corp. is the driving force behind 14 of the most successful residential developments in the Houston area. The award-winning residential and commercial land development company has founded its success on vibrant, responsible development and innovative master planning, setting a higher standard since 1975.



johnsondevelopment.com





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VerandaTexas.com



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