



*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.

table of  
CONTENTS

location



05 WELCOME TO VERANDA  
From Johnson Development to you

06 MASTER PLAN  
710 acres of Texas charm

07 OUR ROOTS  
Delve into local history

lifestyle



09 PLAY  
It's all about living well

10 EDUCATION  
Lamar CISD works for your child

12 FIND US  
In the heart of Fort Bend County

homes



13 CREATING CONNECTIONS  
Our vision for you

14 BUILDING DREAMS  
Our builders have the perfect plan

15 JOHNSON DEVELOPMENT CORP.  
Discover how we celebrate life





# Veranda

This is where it all begins

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 live just minutes away 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 meander on our trails, or immerse yourself in the past as you play in historic downtown Richmond or Sugar Land.



*Trey on our giant-sized rocking chair!*

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 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*

Veranda  
Vice President and General Manager





# 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.

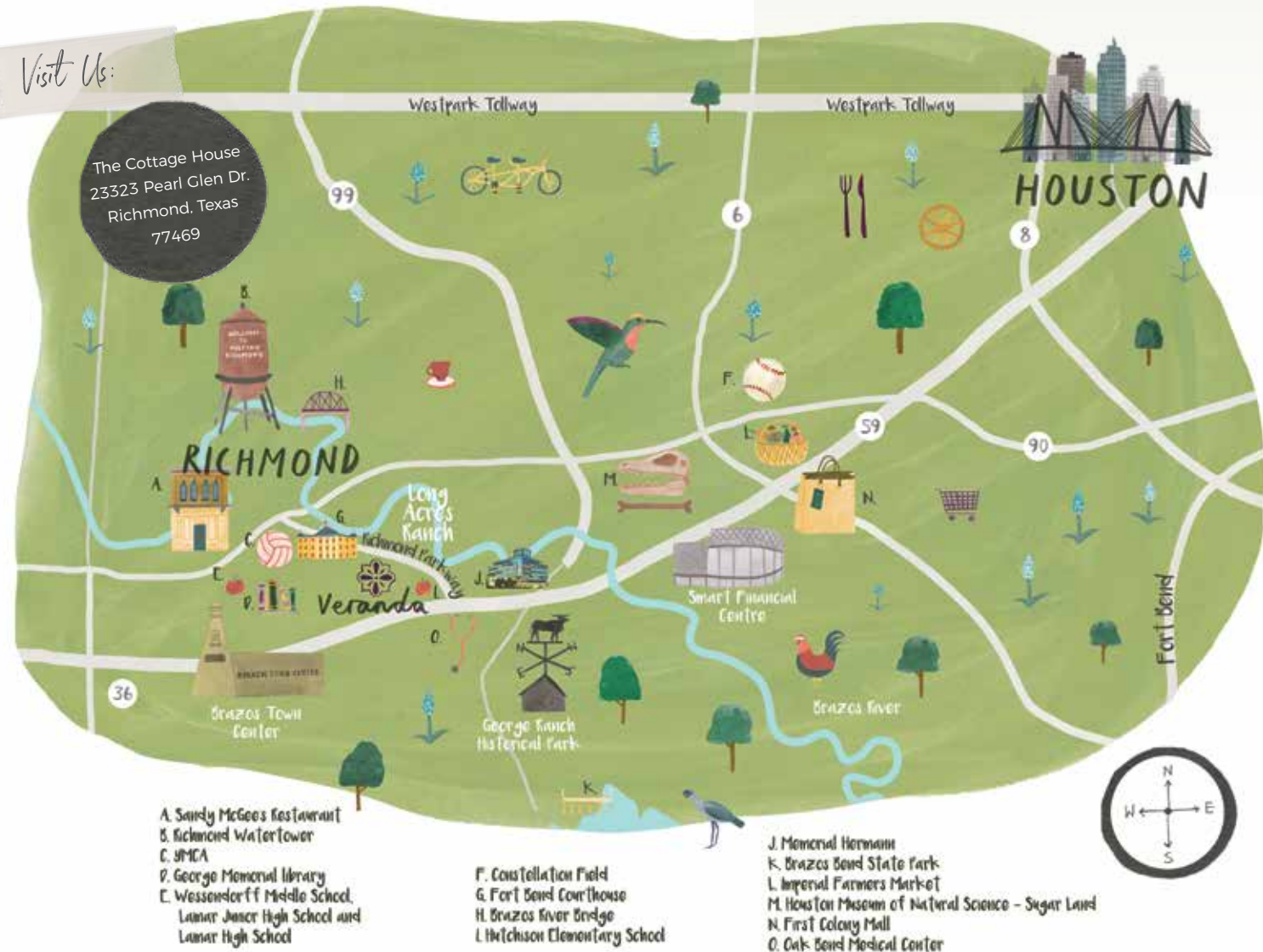
## A Relaxing Day Around Richmond

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 MCGEE'S, LOCATED ON THE SITE OF THE HISTORIC VERANDA HOTEL BUILDING.
6. ENJOY A CONCERT, MUSICAL, OR COMEDY PERFORMANCE AT THE SMART FINANCIAL CENTER.

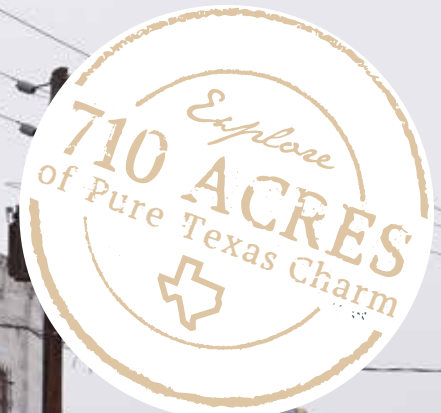


Visit Us:

The Cottage House  
23323 Pearl Glen Dr.  
Richmond, Texas  
77469



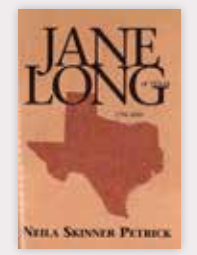
- A. Sandy McGee's Restaurant
- B. Richmond Watertower
- C. YMCA
- D. George Memorial Library
- E. Wessendorf Middle School, Lamar Junior High School and Lamar High School
- F. Constellation Field
- G. Fort Bend Courthouse
- H. Brazos River Bridge
- I. Hutchison Elementary School
- J. Memorial Hermann
- K. Brazos Bend State Park
- L. Imperial Farmers Market
- M. Houston Museum of Natural Science - Sugar Land
- N. First Colony Mall
- O. Oak Bend Medical Center



## 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.

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.



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



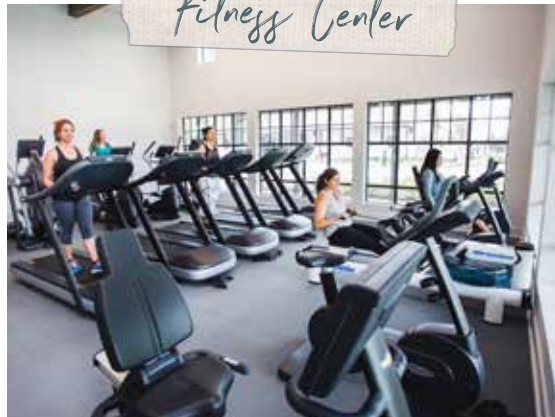
The Veranda Hotel, opened by Jane Long in 1837 with its wide covered porch, inspired our master-planned community.





# Feel at Home BEYOND YOUR FRONT PORCH

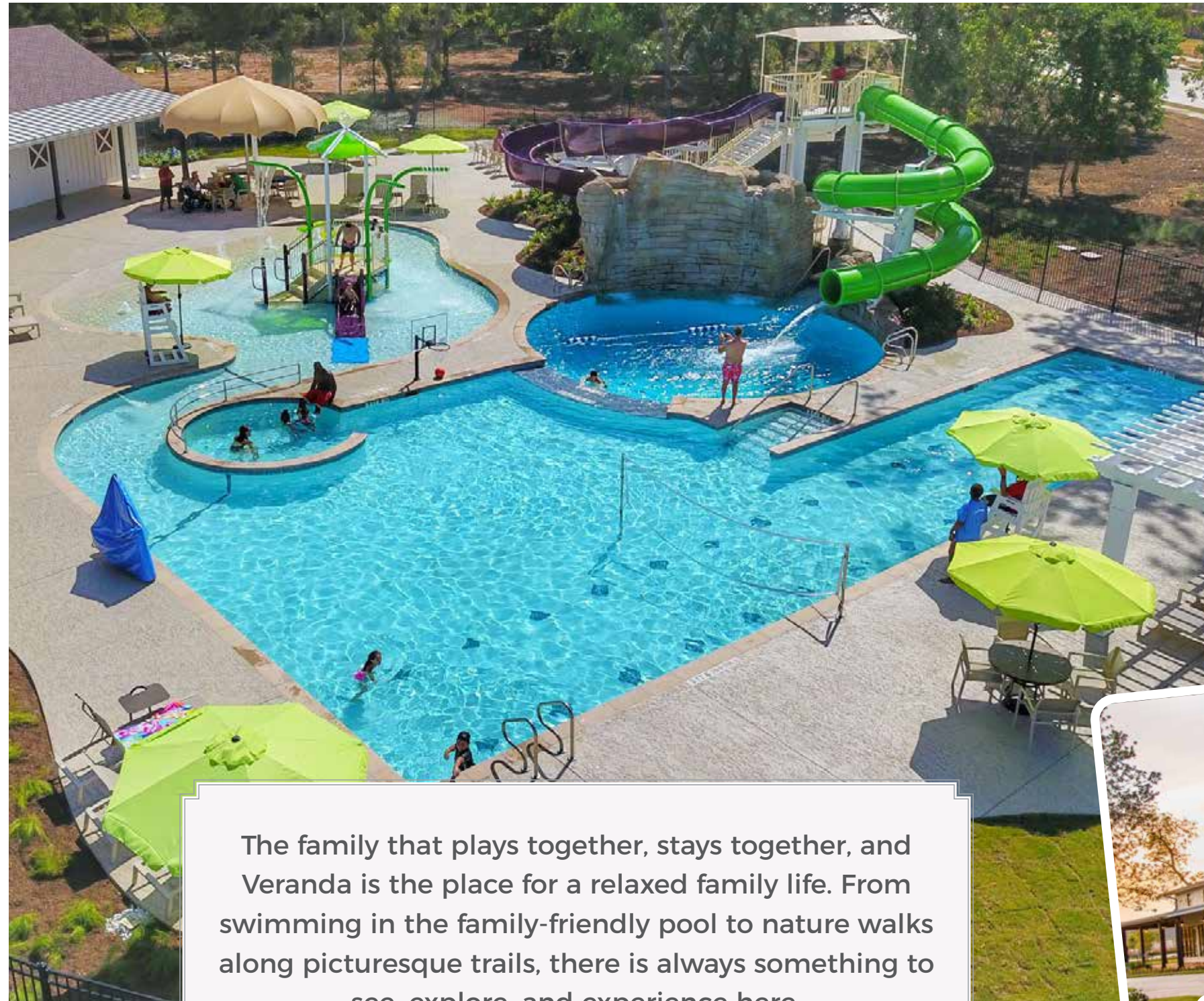
Fitness Center



Massage & Spa



Playgrounds



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.

## Make a Splash!



### Rockwall

The climbing wall adds adventure to our water area. No ropes required and always a splashy safe landing. See if you can ring the bell!



### Slides

Round and round or zig and zag. There are two fun waterslide rides to choose from.



### Kids Zone

With a beach-style entry, an island slide and splash pad, this is every kids' ideal summer oasis.

The Cottage House



Come visit us!  
Open Daily







# 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.

# Lamar Consolidated INDEPENDENT SCHOOL DISTRICT



## 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







## 5 Fun Facts About Our DIRECTOR OF FUN, SASHA

1. I AM A BORN-AND-RAISED HOUSTONIAN.



2. I BLEED MAROON SINCE I GRADUATED FROM TEXAS A&M UNIVERSITY, WHOOP!

3. I HAVE A SWEET TOOTH, AND MY FAVORITE TREAT IS LIFESAVERS GUMMIES.



4. I LOVE TO TWO-STEP AND MY FAVORITE ARTIST TO JAM OUT TO IS GARTH BROOKS.

5. WHEN I'M NOT PLANNING AMAZING EVENTS AT VERANDA, I'M HANGING OUT WITH MY YORKIE, ZOOMER.



## 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.





# 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.



## tour our models

Homes from the \$200s - \$600s



**LENNAR TWIN VILLAS**  
from the \$230's



**DAVID WEEKLEY HOMES**  
from the \$260's



**HIGHLAND HOMES**  
from the \$270's



**COVENTRY HOMES**  
from the \$280's



**NEWMARK HOMES**  
from the \$280's



**LENNAR HOMES**  
from the \$290's



**SITTERLE PATIO HOMES**  
from the \$300's



**DAVID WEEKLEY HOMES**  
from the \$310's



**HIGHLAND HOMES**  
from the \$340's



**PERRY HOMES**  
from the \$340's



**SITTERLE HOMES**  
from the \$380's



**DAVID WEEKLEY HOMES**  
from the \$390's



**NEWMARK HOMES**  
from the \$400's



**WESTIN HOMES**  
from the \$400's



**COVENTRY HOMES**  
from the \$440's



**PERRY HOMES**  
from the \$440's



# Johnson DEVELOPMENT

HOUSTON • AUSTIN • DALLAS • ATLANTA



## About the Developer

Established in 1975, Johnson Development, an award-winning residential and commercial land developer, has earned a reputation for vibrant, responsible development and innovative master planning. To date, Johnson Development has been involved in more than 100 projects and has *more top-selling communities* than any other developer in Texas since 2014.





REFINED LIVING. HISTORICALLY RICHMOND.

23323 Pearl Glen Drive, Richmond, Texas 77469

[VerandaTexas.com](http://VerandaTexas.com)

---

**Johnson**  
DEVELOPMENT CORP.

Copyright 2020, Johnson Development Corp.  
5005 Riverway, Suite 500  
Houston, TX 77056

---



All information contained within is subject to change. Maps may not be drawn to scale and prices, land and specifications are subject to change without notice. Please verify all information before making a purchase. 02/21