

JORDAN RANCH

EST. 1936

A PLACE TO
HANG
YOUR HAT

BETTER
OUT
WEST



NEW
HOMES
CLASSIC
FUN

OUT HERE THE
STARS
SHINE
BRIGHTER

BETTER
HOMES
BIGGER
HEARTS





Sparks *just fly at* JORDAN RANCH

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Live the JORDAN RANCH LIFE

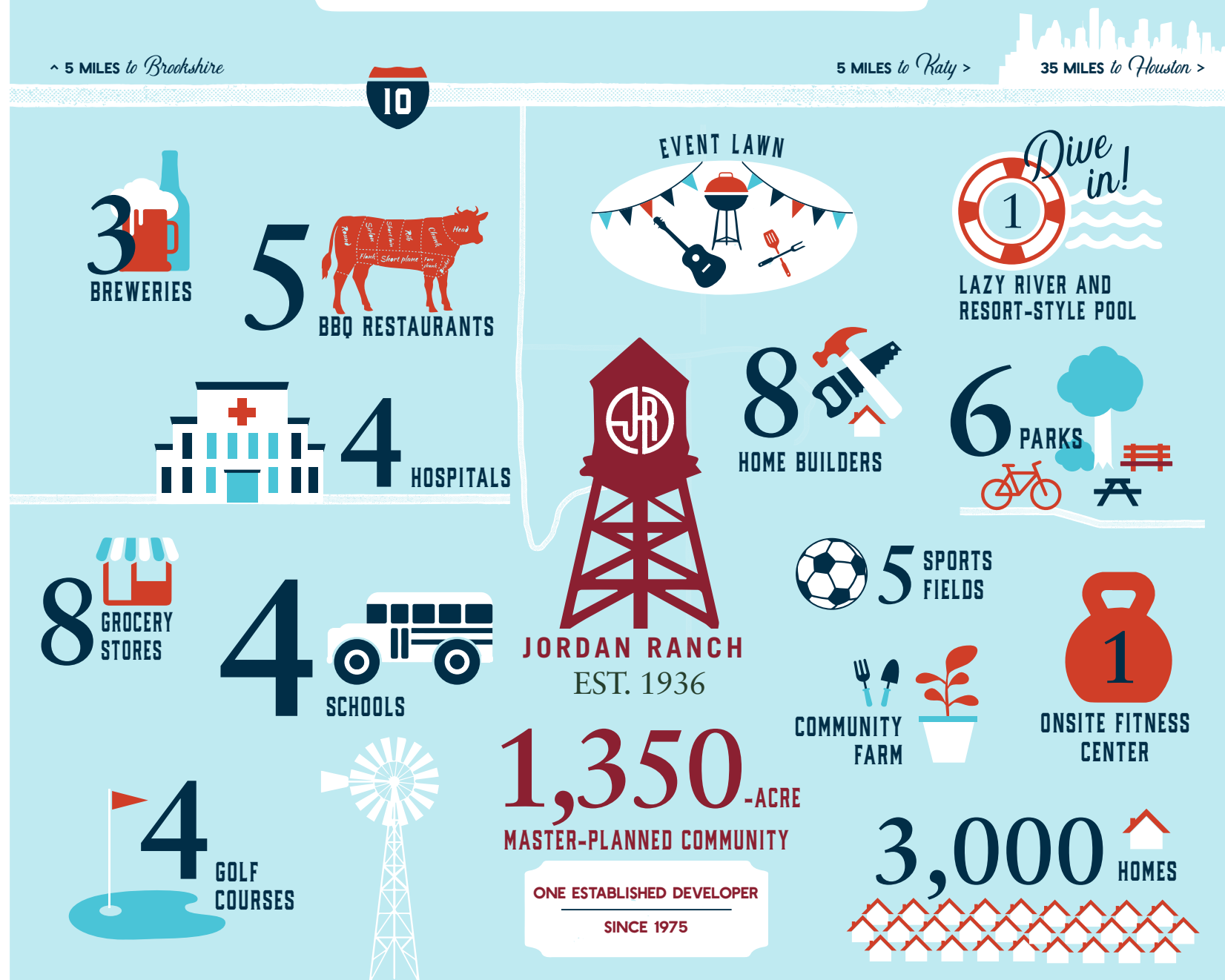
Here at Jordan Ranch, we believe that the true American neighborhood never goes out of style. But we also appreciate all the modern comforts and amenities that make life at home as simple as it should be. That's why we brought the best of both worlds to one master-planned community. Here, kids are free to roam the neighborhood on bikes, parents are free to enjoy the Texas sunset with a cold drink, and Fido is free to... well... just roll around in the grass.

With plans from eight award-winning builders, Jordan Ranch offers unlimited options to suit any lifestyle. Plus, the community conveniently sits in Fulshear, providing easy access to work life and nightlife in Katy and Houston.

That means when the day is done, the feeling of home is just a heartbeat away.



IN AND AROUND JORDAN RANCH





REMEMBERING THE RANCH

A LASTING LEGACY



When Chester and Bess Jordan arrived in Fulshear in 1936, it was the start of a timeless American tale. The Jordans purchased land from Gus and W.D.

Parker, lived in a two-room tin house that measured 14 by 24 feet, and pulled themselves up by their bootstraps.

Chet and Bessie built a fine life on the ranch, raising two children, Lyle and Myrna, and farming the land with pride

365 days a year. As time went on, the Jordan work ethic and hospitality would make a lasting impression on the people and places around them. They hosted lively barn dances for surrounding townsfolk.

They supported the local FFA. And they built roads that brought people together and levees that kept them safe.

*We owe everything
we have to rice.*

- MR. WOODS
JORDAN FAMILY FARMER

From day one, Jordan Ranch was about so much more than growing rice; it was about fostering a proud sense of community – an unwavering feeling that embodied the American dream. And today, that feeling lives on at our master-planned community. So come settle down at Jordan

Ranch and experience the simpler way of life that the Jordan family cultivated long ago.

TIMELINE

1890

Town of Fulshear is founded



1901

John Miles Frost brings rice to Fort Bend County



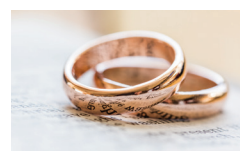
1936

Chester and Bess Jordan establish Jordan Ranch



1983

Chester and Bess celebrate their 50th anniversary



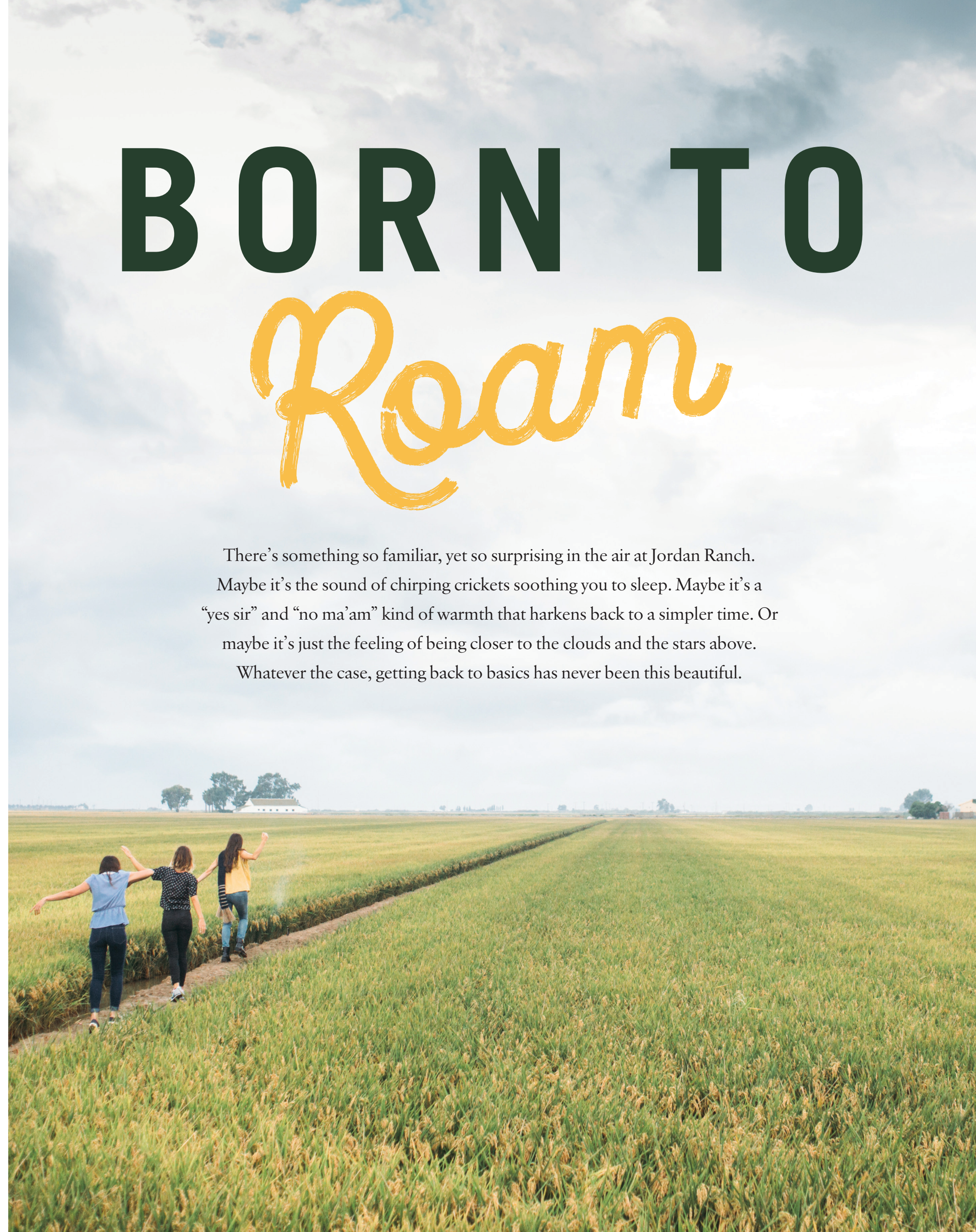
2015

Johnson Development purchased land previously known as Jordan Ranch



BORN TO Roam

There's something so familiar, yet so surprising in the air at Jordan Ranch. Maybe it's the sound of chirping crickets soothing you to sleep. Maybe it's a "yes sir" and "no ma'am" kind of warmth that harkens back to a simpler time. Or maybe it's just the feeling of being closer to the clouds and the stars above. Whatever the case, getting back to basics has never been this beautiful.



Better Out West

NATURE & ADVENTURE ARE GOOD FOR THE SOUL.

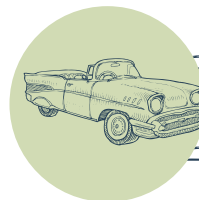
The West has always represented a better life: wide open spaces, wild adventures, friendly faces. A chance to slow down and start anew. At Jordan Ranch, that life is ripe for the picking. You just have to know where to find it. So head west on Interstate 10 and discover Jordan Ranch, a better master-planned community nestled in the quaint town of Fulshear.



Fulshear — OLD-FASHIONED CHARM



Just around the corner from Jordan Ranch, at FM 359 and FM 1093, the Fulshear Town Center is a favorite among the locals. Couples can wind down with a relaxing stroll. Gal pals can browse the latest Brighton™ handbags and Johnny Was™ attire. And folks can refuel with the popular Texas Farmer salad at Essence House Café or Pesto Chicken pizza from Pepperoni's. The shopping plaza speaks to the small-town heart of Fulshear — it's your go-to spot for a bit of fun and where you're sure to run into a friendly face.



FIVE MILES FROM KATY



Eat



Stay

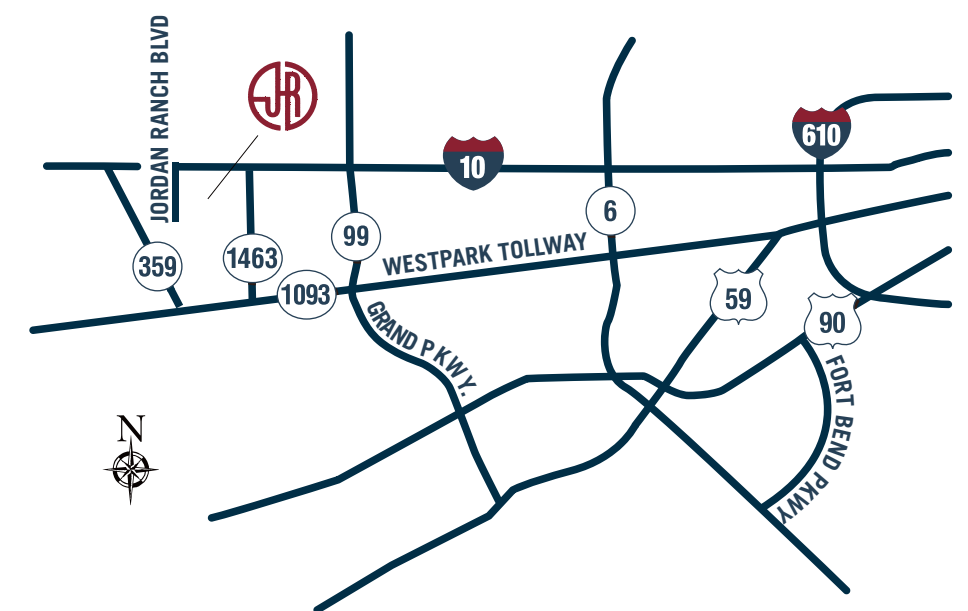


Play

WE'RE DARN 'Shear
YOU'LL LOVE
THIS LOCATION

Come Visit Us @ The Shed!

30757 JORDAN CROSSING
FULSHEAR, TEXAS 77423



Better Homes, BIGGER HEARTS

Known for award-winning design and outstanding customer service, our builders always go above and beyond. So stop by, visit our beautifully furnished model homes, and shake hands with the fine folks working to make your dreams a reality.

NEW HOMES
from the \$300s
— MOVE-IN-READY —

40'



PERRY HOMES
29611 Apple Glen Court

45'



DAVID WEEKLEY HOMES
29622 Apple Glen Court

55'



J. PATRICK HOMES
29627 Apple Glen Court

60'



LENNAR HOMES
29614 Apple Glen Court

60'



WESTIN HOMES
29610 Apple Glen Court

45'



LENNAR HOMES
29614 Apple Glen Court

45'

**COMING
SOON**

VILLAGE BUILDERS
29618 Apple Glen Court

50'



PERRY HOMES
29611 Apple Glen Court

65'



HIGHLAND HOMES
29623 Apple Glen Court

65'



PERRY HOMES
29615 Apple Glen Court

70'



DAVID WEEKLEY HOMES
29626 Apple Glen Court

50'



WESTIN HOMES
29606 Apple Glen Court

55'



CHESMAR HOMES
29607 Apple Glen Court

55'



HIGHLAND HOMES
29619 Apple Glen Court

70'



J. PATRICK HOMES
29627 Apple Glen Court

*MODEL HOMES



We ♥ Our Residents

AND OUR RESIDENTS LOVE US

THE WILLIAMS FAMILY

♥♥ We were searching for a new house for about three years, however, it just seemed like we were not finding what we were looking for within our budget...we knew we wanted to build a new house from the ground up and live not too much further from where we were, in Katy. One afternoon, while riding around town, my husband stumbled upon a long stretch of road leading to Jordan Ranch. It was exactly what we were looking for; a quality product for the right price point and a community with a small town feel, just right outside of a larger city. What we love about Jordan Ranch are the people and the great amenities within walking distance from our home; a nice resort pool, a biking trail and fitness center- our favorite. We believe that a family that sweats together, stays together. ♥♥



THE MIKOTACYZK FAMILY

♥♥ My husband and I fell in love with everything Jordan Ranch has to offer. It's away from the hustle of the city yet close enough for a night out. We love all the amenities Jordan Ranch has to offer such as the pool and lazy river, the gym and of course, the tennis courts. We also love the events that the community offers for the neighbors, for all of us to meet each other and build strong relationships. We can't wait for our family to grow in this community! ♥♥



THE TELLSCROW FAMILY

♥♥ We picked Jordan Ranch after looking at several communities. We loved all the events they offered as well as the new, beautiful amenities! We also liked the country feel to it! We truly love living here! After getting to know the area we have come to really appreciate that Jordan Ranch is



close enough to everything but yet it is SO nice to escape a little bit from the crowded, busy, more traffic, center of Katy! ♥♥

THE BREED FAMILY

♥♥ We knew choosing Jordan Ranch would be a perfect fit for our family because of all it has to offer its residents. The lifestyle of the community, the amenities, the neighbors... We see the future of the Jordan Ranch community and are excited for the years to come! ♥♥



MADE FOR THE Y'ALL-AMERICAN LIFESTYLE

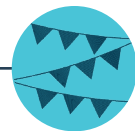


From summers in the pool to picnic baskets in the park, Jordan Ranch offers a world of whimsy and wonder, inside and out. Plus, our on-site lifestyle director adds in a little extra charm with exciting community events and good old-fashioned family fun all year long.



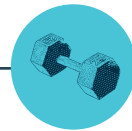
THE *Shed*

A perfect place to turn your new neighbors into lifelong friends, this state-of-the-art activity hub is the center of it all at Jordan Ranch.



EVENT LAWN

Movies, concerts, and parties al fresco await. Nothing says classic American living like connecting with your favorite people (and some freshly-popped popcorn) under the Texas sky.



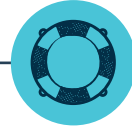
FITNESS

Start a daily workout routine. Meet a monthly mile goal, or take a class at our community fitness center. It's conveniently located within The Shed and open daily.



TENNIS COURTS

Game on at the community tennis courts, where neighbors can volley for court bragging rights or simply practice their best backhand.



LAZY RIVER

Grab an inner tube and enjoy the ride as you float along our lovely lazy river.



SPORTS FIELDS

Goals! Whether a little league practice game, a pick-up flag football match, a soccer shoot out practice, or an old-fashioned game of kickball, this is the place to score big fun.



PLAYGROUNDS

Set up camp at our playgrounds and let the little ones explore, play, and discover all year long.



RESORT-STYLE POOL

Relaxation time starts at our resort-style pool. With a little help from our soothing fountains and poolside cabanas, the whole family will find it easy to kick back and play the summer away.



»»» *Sunset Farm* ««« OUT HERE FOOD JUST TASTES FRESHER

Sunset Farm at Jordan Ranch is an educational, agricultural amenity in the heart of the community. The onsite farm was created to provide access to fresh, nutritious produce, and interactive, educational farm activities to residents and the greater community. We hope you'll find your place here, whether it's becoming a weekly shopper at the produce stand or attending farm-to-table dinners, and join us in nurturing a more local (and delicious) food system.

QUICK FARM FACTS

- Year-Round Fruit and Vegetable Production
- Two Full-Time Farm Educators
- 3/4 Acre of Vegetables
- 3/4 Acre of Orchard/Berries
- Community Gardens
- Weekly Farm Stand (vegetables available for purchase)
- On Farm Dinners
- Volunteer Days
- Yearly Harvest Party
- Self-Serve Farm Stand – Open Daily!



JORDANRANCHFARM.COM





LET THE
GOOD TIMES
Roll!
Join us at one of our
award-winning
events!



- LIFESTYLE -

MEET SYLVIA, YOUR *Director of Fun*





4 Schools

ONE INCREDIBLE EDUCATION



1

KATHLEEN JOERGER LINDSEY ELEMENTARY

KINDER – 5TH GRADE

Lindsey Elementary is designed to start young residents on the right path. 38 classrooms, a library, science room, music room — everything a child needs to grow in grade school.

2

ROBERTS MIDDLE SCHOOL

6TH GRADE

Designed to meet the specific needs of pre-adolescence, this 6th grade-only campus prepares students for the challenges of secondary education through highly trained teachers, a rigorous curriculum and a culture of respect for self and others.

3

LEAMAN JUNIOR HIGH

7TH – 8TH GRADE

Middle school students get more out of their education at Leaman. Through academics, athletics, and arts, the school's caring teachers make sure students are prepared for what's next.

4

FULSHEAR HIGH SCHOOL

9TH – 12TH GRADE

Graduating its first seniors in 2019, Fulshear High School is at the forefront of education. With small class sizes, challenging academics, and character-building extracurriculars, students at Fulshear High learn how to compete in a global society.



Searching for a state-of-the-art education? We know education counts. At Jordan Ranch, you'll rest easy knowing your little future CEO has access to some of the newest and most innovative schools in the Lamar Consolidated Independent School District.

FUTURE ON-SITE
ELEMENTARY
COMING!



Quick Facts

HOA-LEAD MANAGEMENT

281.857.6027 | CSM@LEAD-INC.COM

ANNUAL FEE..... \$1050.00

2021 TAX RATES:

LAMAR CISD	\$1.242
FORT BEND GENERAL.....	\$0.4383
FORT BEND DRAINAGE	\$0.0145
FULSHEAR MUD 3A.....	\$1.40
FORT BEND CO ESD 4	\$0.10
FORT BEND COUNTY COMBINED RATE	\$3.19

Tax rates may change at anytime. Please verify rates with taxing authorities before purchasing a home.



Your Jordan Ranch Community Foundation Committee supplements and complements the functions of the homeowners association by providing funding for the general good and welfare of the Jordan Ranch Community including: community events, clubs, groups and sports; health and wellness; technology; education; and environment. It is funded through a foundation fee assessed on every real estate transaction, ensuring that enhancements will continue.

The committee is a proven model, patterned after successful programs in other Johnson Development communities in the Houston area – including Harvest Green, Cross Creek Ranch, and Woodforest.



COMMUNITY EVENT LAWN



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.

CREATING ENVIRONMENTS *that celebrate life!* | JOHNSONDEVELOPMENT.COM



OUT HERE

★ ★ ★ *In our neck of the woods* ★ ★ ★

YOUR NEIGHBOR KNOWS YOUR NAME

THE STARS SHINE BRIGHTER AND THE TEA TASTES SWEETER

IT'S ALWAYS APPLE PIE AFTER DINNER

WE OPEN DOORS AND HAVE GOOD OLD-FASHIONED MANNERS

PLAYING "FETCH" IS PART OF THE DAILY ROUTINE

"PLEASE" AND "THANK YOU" ARE AS COMMON AS BACKYARD BARBECUES

LIFE FEELS A LITTLE LIGHTER AND HOME FEELS A LITTLE HOMIER



JORDAN RANCH

JORDAN RANCH BOULEVARD
FULSHEAR, TEXAS 77423

PLEASE DELIVER TO FUTURE JORDAN RANCH RESIDENT



New Homes. Classic Fun
JordanRanchTexas.com

Johnson
DEVELOPMENT CORP.

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5005 Riverway, Suite 500
Houston, TX 77056 | 713.960.9977

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