



DATE: April 21, 2016  
TO: Agricultural & Forestal District Advisory Committee  
FROM: Sheri Wood, Community Development  
RE: **AFD-009-16**, Addition to the **Schimnoe Creek** AFD

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### **REQUEST**

The applicant, Criss Cross Properties, LLC, has applied to add approximately 1,065 acres to the **Schimnoe Creek** Agricultural and Forestal District (AFD). The **Schimnoe Creek** AFD currently consists of 17 parcels totaling approximately 2,297 acres and expires August 31, 2017.

### **PUBLIC HEARINGS (Tentative)**

Planning Commission: June 20, 2016  
Board of Supervisors: July 11, 2016

### **PROPERTY INFORMATION**

Tax Map Parcels and GPIN#'s:

32-5A, GPIN I14-2461-0841  
32-37, GPIN H15-3001-3503  
32-38, GPIN H15-2333-4832  
32-39, GPIN I15-2144-2290  
32-41, GPIN I15-0680-0387  
32-45, GPIN I14-3410-1120  
33-1A, GPIN I16-2258-2878  
33-8, GPIN H16-1409-4627

Total Acreage: 1065 +/-  
Dwellings on Parcel: NONE  
Zoning: A1  
Future Land Use Designation: RURAL LANDS  
Current assessed value: \$ 2,784,700.00  
Public Utilities: NONE

### **LAND USE**

Acres Devoted to Pasture: 0  
Acres Devoted to Marsh/Wetlands: 84.9  
Acres Devoted to Tilled Cropland: 0  
Acres Devoted to Timber: 980

## **LOCATION**

The Schiminoe Creek District is centrally located near the Colonial Downs horse racing facility. It is directly South of Interstate 64 and North of Route 60 by roughly a mile.

## **COMPREHENSIVE PLAN**

The Comprehensive Plan designates this area for RURAL LANDS. The Comprehensive Plan provides the following definition for Rural Lands:

*Rural lands – The designation of Rural Lands is the most extensive designation on the Land Use map, representing the majority of land contained within the County. Rural Lands incorporate traditional rural development patterns including agriculture and silviculture. Rural lands contain historic sites, including historic commercial sites such as general stores, mills, etc. and the preservation and perpetuation of these sites and activities is allowed and encouraged. Rural Lands are also intended to include very low density housing in cluster or open space developments or on very large lots. The intensity of development in Rural Lands as a whole is to be kept at low levels; however, the spot intensity of a particular development in a specific location may be greater than in other areas because of density trades or the use of open space development techniques. Rural Lands are not intended to be served by public utilities and the existence of utilities along a corridor is not to be viewed as sufficient reason for increasing the intensity of use.*

By placing this property into the AFD program, the property could not be developed into a more intense use and would promote consistency with the intent of the rural lands future land use designation in that "the intensity of development in Rural Lands as a whole is to be kept at low levels."

## **COUNTY CODE REQUIREMENTS**

The use of Agricultural and Forestal Districts by counties is authorized by the Code of Virginia as a way of preserving agriculture and forest production for commercial and environmental purposes. They provide landowners with certain tax benefits and restrictions on public utility and government actions to protect the agricultural use of the land. Typically, landowners agree not to subdivide their land to a more intensive non-agricultural use during the term of the district. In return, the government agrees to provide various protections from non-agricultural interference and development pressure.

According to law, a district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district if the nearest boundary of the parcel is within one mile of the boundary of the core (or if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core).

Land being considered for inclusion in a district may be evaluated by the following factors:

- a) The Agricultural and Forestal significance of the land within the District and area adjacent thereto;
- b) The presence of any significant Agricultural lands or significant Forestal lands within the District and in areas adjacent thereto that are not now in active Agricultural Forestal production;
- c) The nature and extent of land uses other than active farming or forestry within the District and in areas adjacent thereto;
- d) Local development patterns and needs;
- e) The Comprehensive Plan and, if applicable, the Zoning Ordinance;
- f) The environmental benefits of retaining the lands in the District for Agricultural Forestal uses, and;
- g) Any other matter which may be relevant.

### **RECOMMENDATION**

The request appears to comply with the requirements of State and County codes regulating AFDs. The request also promotes land use patterns that are consistent with the Comprehensive Plan. Staff finds that adding the subject properties into the AFD program would conserve and protect commercially-viable agricultural and forestal lands, staff therefore offers a favorable recommendation for application **AFD-009-16**.

### **SUGGESTED MOTIONS**

\_\_\_\_I move to forward a favorable recommendation to the Planning Commission and Board of Supervisors to approve application **AFD-009-16**, a request by the applicant to add following parcels to the **SCHIMINOE CREEK** AFD:

32-5A, GPIN I14-2461-0841  
32-37, GPIN H15-3001-3503  
32-38, GPIN H15-2333-4832  
32-39, GPIN I15-2144-2290  
32-41, GPIN I15-0680-0387  
32-45, GPIN I14-3410-1120  
33-1A, GPIN I16-2258-2878  
33-8, GPIN H16-1409-4627

OR

\_\_\_\_I move to send an unfavorable recommendation to the Planning Commission and Board of Supervisors for the approval of application **AFD-009-16** for the following reasons:

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Charles Moss, Chairman  
AFD Advisory Committee  
Cc: File

Date

**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): CRISS CROSS PROPERTIES, LLC

Address: 600 TRAVIS STREET, SUITE 200

City: HOUSTON State: TX Zip: 77002

Phone: 713-655-9800 Fax: 713-951-9038

Email: mpittsford@jbpc.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD

Acreage of Existing District: 30 ACRES

Existing District Renewal Date: 8/31/2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_

Proposed District Acreage: \_\_\_\_\_

Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 32-5A PID: 5901 Acreage: 30 ACRES

GPIN: 114-2461-0841

Deed Book/Plat Book Reference No.: BK 0629 PG-1988

Number of Dwellings on Parcel: 0

Number and types of other improvements on parcel: 0

Current Assessed Value: \$177,200

Acres Devoted to Pasture: \_\_\_\_\_

Acres Devoted to Crop Production: \_\_\_\_\_

Acres Devoted to Animal Production: \_\_\_\_\_

Acres Devoted to Timber: 30 ACRES

Acres Devoted to Marsh/Wetlands: \_\_\_\_\_

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A1

Comprehensive Plan Designation: RURAL LANDS

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

 _____ Signature of Property Owner	<u>2/23/16</u> _____ Date	David Nuzzo, VP, Criss Cross Properties, LLC _____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5901

Tax Map Number: 32-5A

GPIN: I14-2461-0841

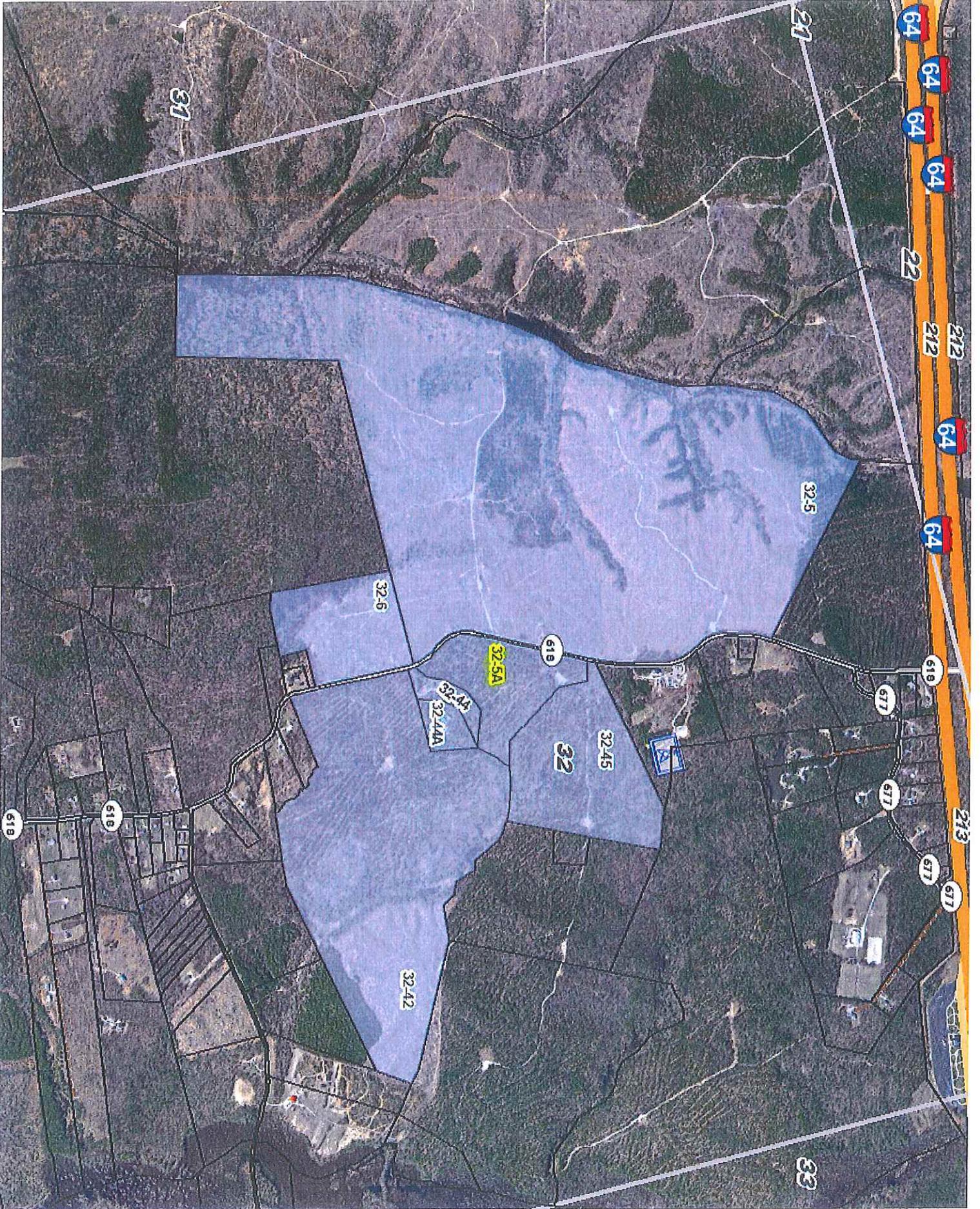
## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 30 acres, which comprises of 30 acres of woodland. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter





# OLIVET CHURCH RD

**Location** OLIVET CHURCH RD

**Map#** 32 / 5 / A /

**Acct#** 32 5A

**Owner** CRISS CROSS PROPERTIES LLC

**Assessment** \$169,000

**PID** 5901

**Subdivision** SCOTTSVILLE (E OF RT 618)

**AFD**

**Description** 30 AC DB 447/797

**Legal**

**Area** S

**Class** 5

**AFD Name**

**AFD Expiration**

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$169,000	\$169,000

## Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC

**Sale Price** \$2,645,649

**Co-Owner**

**Book & Page** 629/1988

**Address** 600 TRAVIS ST SUITE 200  
HOUSTON, TX 77002

**Sale Date** 02/18/2014

## Ownership History

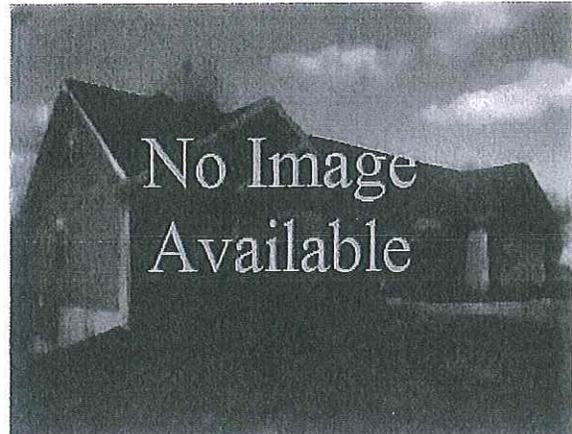
Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1325	02/11/2013

## Building Information

**Building 1 : Section 1**

Year Built:  
 Living Area: 0  
 Building Percent  
 Good:  
 Replacement Cost  
 Less Depreciation: \$0

**Building Photo**



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

Use Code 1000  
 Description SITE ND  
 Deeded Acres 30

**Land**

**Land Use**

**Use Code** 1000  
**Description** SITE ND  
**Zone** A1  
**Neighborhood** CENTRAL  
**Category**

**Land Line Valuation**

**Size (Acres)** 30  
**Assessed Value** \$169,000

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$177,200	\$177,200
2013	\$0	\$165,200	\$165,200
2013	\$0	\$165,200	\$165,200

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): CRISS CROSS PROPERTIES, LLC

Address: 600 TRAVIS STREET, SUITE 200

City: HOUSTON State: TX Zip: 77002

Phone: 713-655-9800 Fax: 713-951-9038

Email: mpittsford@jbpc.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD

Acreage of Existing District: 8

Existing District Renewal Date: 8/31/2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_

Proposed District Acreage: \_\_\_\_\_

Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 32-37 PID: 5902 Acreage: 8

GPIN: H15-3001-3503

Deed Book/Plat Book Reference No.: BK 0629 PG-1988

Number of Dwellings on Parcel: 0

Number and types of other improvements on parcel: 0

Current Assessed Value: \$33,400 31,700.00

Acres Devoted to Pasture: \_\_\_\_\_

Acres Devoted to Crop Production: \_\_\_\_\_

Acres Devoted to Animal Production: \_\_\_\_\_

Acres Devoted to Timber: 2

Acres Devoted to Marsh/Wetlands: 6

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A1

Comprehensive Plan Designation: RURAL LANDS

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

	<u>2/23/16</u>	David Nuzzo, VP, Criss Cross Properties, LLC
Signature of Property Owner	Date	Printed Name of Property Owner

_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5902

Tax Map Number: 32-37

GPIN: H15-3001-3503



## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 8 acres, which comprises of 2 acres of woodland and 6 acres of marshland. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter



# OFF RUMLEYS LN

**Location** OFF RUMLEYS LN

**Map#** 32 / / 37 / /

**Acct#** 32 37

**Owner** CRISS CROSS PROPERTIES LLC

**Assessment** \$31,700

**PID** 5902

**Subdivision** MILL TRACT ADJ POMFREY

**AFD**

**Description** 8 AC

**Legal**

**Area** S

**Class** 2

**AFD Name**

**AFD Expiration**

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$31,700	\$31,700

## Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC

**Sale Price** \$2,645,649

**Co-Owner**

**Book & Page** 629/1988

**Address** 600 TRAVIS ST SUITE 200  
HOUSTON, TX 77002

**Sale Date** 02/18/2014

## Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1325	02/11/2013

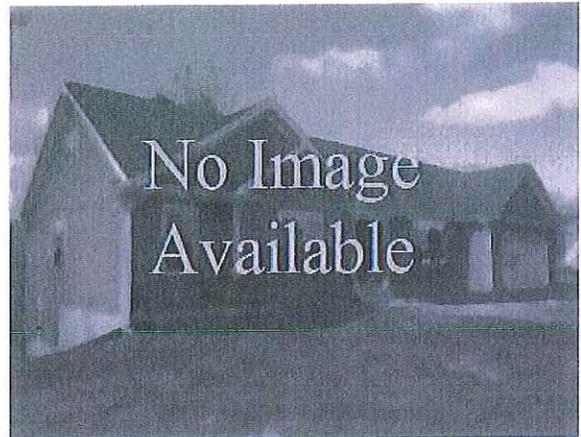
## Building Information

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Photo**



(<http://images.vgsi.com/photos2/NewkentcountyVAphotos//default.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

**Use Code** 1000  
**Description** SITE ND  
**Deeded Acres** 10

**Land**

**Land Use**

**Use Code** 1000  
**Description** SITE ND  
**Zone** A1  
**Neighborhood** CENTRAL  
**Category**

**Land Line Valuation**

**Size (Acres)** 10  
**Assessed Value** \$31,700

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$33,400	\$33,400
2013	\$0	\$33,400	\$33,400
2013	\$0	\$33,400	\$33,400

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): CRISS CROSS PROPERTIES, LLC  
 Address: 600 TRAVIS STREET, SUITE 200  
 City: HOUSTON State: TX Zip: 77002  
 Phone: 713-655-9800 Fax: 713-951-9038  
 Email: mpittsford@jbpc.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD  
 Acreage of Existing District: 126.5  
 Existing District Renewal Date: 8/31/2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_  
 Proposed District Acreage: \_\_\_\_\_  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 32-38 PID: 5903 Acreage: 126.5  
 GPIN: H15-2333-4832  
 Deed Book/Plat Book Reference No.: BK 0629 PG-1988  
 Number of Dwellings on Parcel: 0  
 Number and types of other improvements on parcel: 0

Current Assessed Value: \$373,900 428,900.00  
 Acres Devoted to Pasture: \_\_\_\_\_  
 Acres Devoted to Crop Production: \_\_\_\_\_  
 Acres Devoted to Animal Production: \_\_\_\_\_  
 Acres Devoted to Timber: 118.3  
 Acres Devoted to Marsh/Wetlands: 8.2

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A1  
 Comprehensive Plan Designation: RURAL LANDS

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

 _____ Signature of Property Owner	<u>2/23/16</u> _____ Date	David Nuzzo, VP of Criss Cross Properties, LLC _____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5903

Tax Map Number: 32-38

GPIN: H15-2333-4832

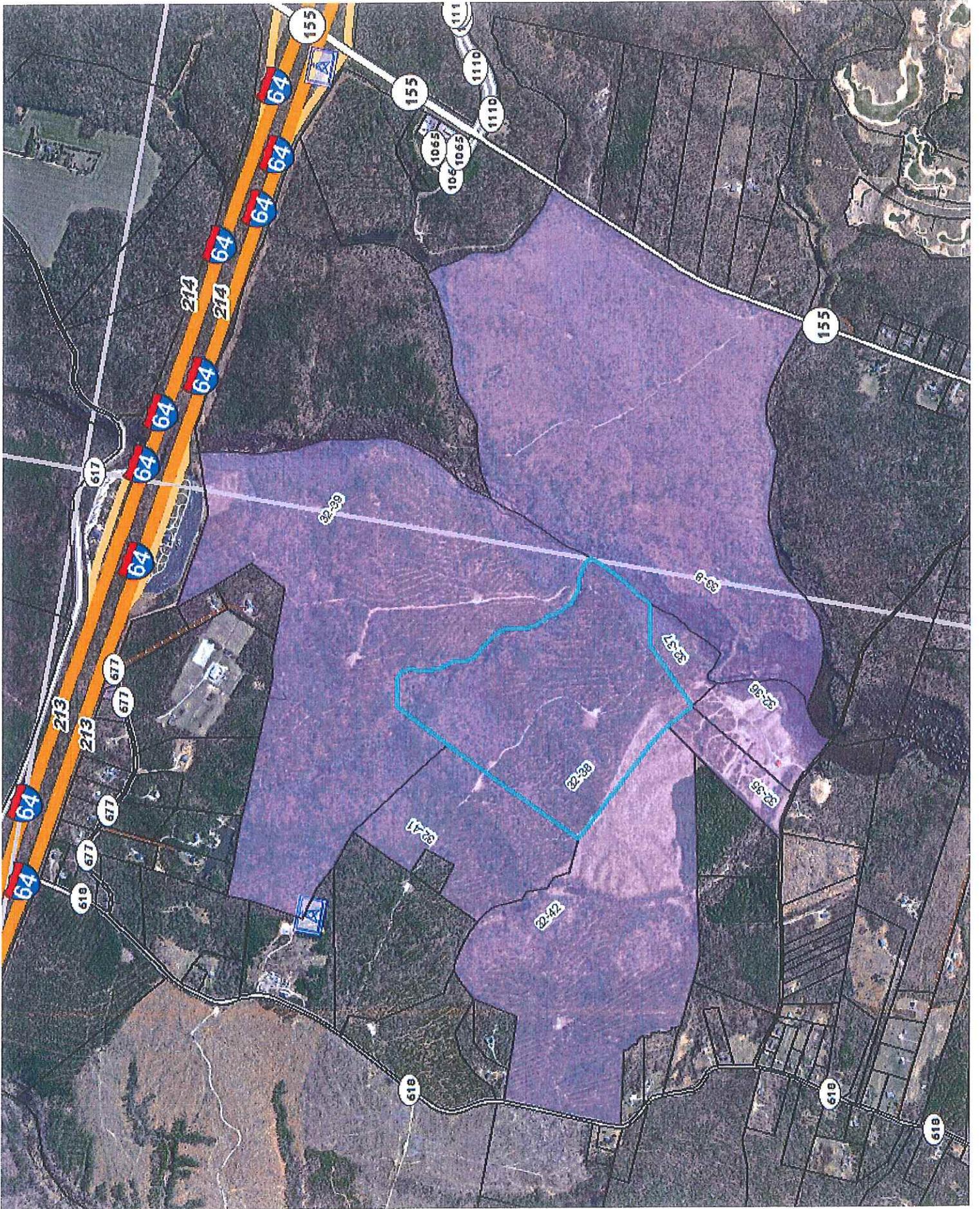


## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 126.5 acres, which comprises of 118.3 acres of woodland and 8.2 acres of marsh/wetlands. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter



### OFF OLIVET CHURCH RD

**Location** OFF OLIVET CHURCH RD

**Map#** 32 / / 38 / /

**Acct#** 32 38

**Owner** CRISS CROSS PROPERTIES LLC

**Assessment** \$408,900

**PID** 5903

**Subdivision** POMFREYS ADJ ROSE GARDEN

**AFD**

**Description** 126.5 AC

**Legal**

**Area** S

**Class** 6

**AFD Name**

#### AFD Expiration

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$408,900	\$408,900

#### Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC  
**Co-Owner**  
**Address** 600 TRAVIS ST SUITE 200  
 HOUSTON, TX 77002

**Sale Price** \$2,645,649  
**Book & Page** 629/1988  
**Sale Date** 02/18/2014

#### Ownership History

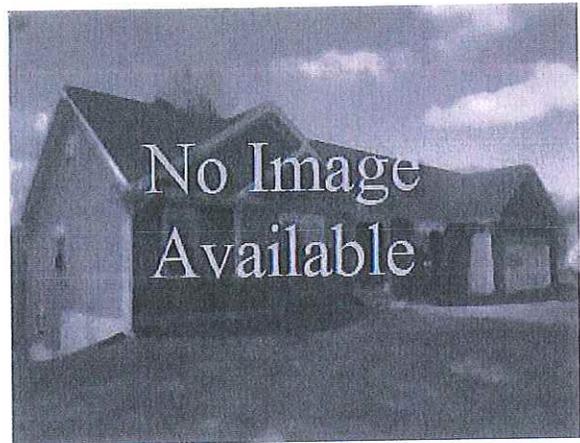
Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1325	02/11/2013

#### Building Information

**Building 1 : Section 1**

Year Built:  
 Living Area: 0  
 Building Percent  
 Good:  
 Replacement Cost  
 Less Depreciation: \$0

**Building Photo**



(<http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg>)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

**Use Code** 1000  
**Description** SITE ND  
**Deeded Acres** 126.5

**Land**

**Land Use**

**Use Code** 1000  
**Description** SITE ND  
**Zone** A1  
**Neighborhood** CENTRAL  
**Category**

**Land Line Valuation**

**Size (Acres)** 126.5  
**Assessed Value** \$408,900

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$373,900	\$373,900
2013	\$0	\$328,600	\$328,600
2013	\$0	\$328,600	\$328,600

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

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 City: HOUSTON State: TX Zip: 77002  
 Phone: 713-655-9800 Fax: 713-951-9038  
 Email: mpittsford@jbpcoco.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD  
 Acreage of Existing District: 317.37  
 Existing District Renewal Date: 8/31/2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_  
 Proposed District Acreage: \_\_\_\_\_  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 32-39 PID: 5904 Acreage: 317.37 ✓  
 GPIN: 115-2144-2290  
 Deed Book/Plat Book Reference No.: BK 0629 PG-1988  
 Number of Dwellings on Parcel: 0  
 Number and types of other improvements on parcel: 0

Current Assessed Value: \$477,800 580,600.00  
 Acres Devoted to Pasture: \_\_\_\_\_  
 Acres Devoted to Crop Production: \_\_\_\_\_  
 Acres Devoted to Animal Production: \_\_\_\_\_  
 Acres Devoted to Timber: 270.87  
 Acres Devoted to Marsh/Wetlands: 46.5  
**(Above information is available from the Commissioner of Revenue)**  
 Current Zoning: A1  
 Comprehensive Plan Designation: RURAL LANDS

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner

_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5904

Tax Map Number: 32-39

GPIN: I15-2144-2290



## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 317.37 acres, which comprises of 270.87 acres of woodland and 46.5 acres of marsh/wetlands. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter



### OFF OLIVET CHURCH RD

**Location** OFF OLIVET CHURCH RD

**Map#** 32 / / 39 / /

**Acct#** 32 39

**Owner** CRISS CROSS PROPERTIES LLC

**Assessment** \$580,600

**PID** 5904

**Subdivision** ROSE GARDEN ADJ JIM CRUMP

**AFD**

**Description** 317.37 AC

**Legal**

**Area** S

**Class** 6

**AFD Name**

#### AFD Expiration

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$580,600	\$580,600

#### Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC  
**Co-Owner**  
**Address** 600 TRAVIS ST SUITE 200  
 HOUSTON, TX 77002

**Sale Price** \$2,645,649  
**Book & Page** 629/1988  
**Sale Date** 02/18/2014

#### Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1325	02/11/2013

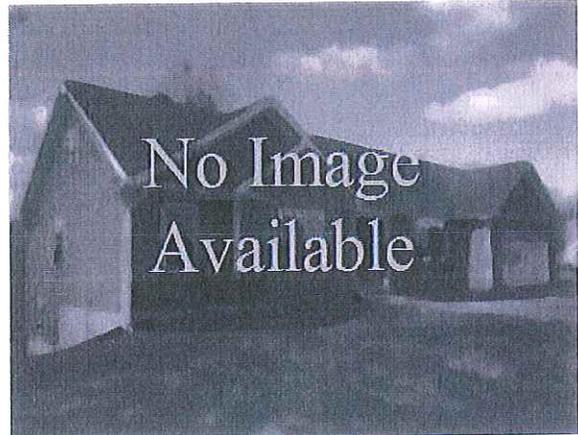
#### Building Information

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Photo**



(<http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

**Use Code** 1000  
**Description** SITE ND  
**Deeded Acres** 317.37

**Land**

**Land Use**

Use Code 1000  
 Description SITE ND  
 Zone A1  
 Neighborhood CENTRAL  
 Category

**Land Line Valuation**

Size (Acres) 317.37  
 Assessed Value \$580,600

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$477,800	\$477,800
2013	\$0	\$478,100	\$478,100
2013	\$0	\$478,100	\$478,100

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): CRISS CROSS PROPERTIES, LLC  
 Address: 600 TRAVIS STREET, SUITE 200  
 City: HOUSTON State: TX Zip: 77002  
 Phone: 713-655-9800 Fax: 713-951-9038  
 Email: mpittsford@jbpcoco.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD  
 Acreage of Existing District: 58.7  
 Existing District Renewal Date: 8/31/2015

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_  
 Proposed District Acreage: \_\_\_\_\_  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 32-41 PID: 5905 Acreage: 58.7  
 GPIN: 115-0680-0387  
 Deed Book/Plat Book Reference No.: BK 0629 PG-1988  
 Number of Dwellings on Parcel: 0  
 Number and types of other improvements on parcel: 0

Current Assessed Value: \$150,400  
 Acres Devoted to Pasture: \_\_\_\_\_  
 Acres Devoted to Crop Production: \_\_\_\_\_  
 Acres Devoted to Animal Production: \_\_\_\_\_  
 Acres Devoted to Timber: 58.7  
 Acres Devoted to Marsh/Wetlands: \_\_\_\_\_  
**(Above information is available from the Commissioner of Revenue)**  
 Current Zoning: A1  
 Comprehensive Plan Designation: RURAL LANDS  
**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

	<u>2/23/16</u>	David Nuzzo, VP, Criss Cross Properties, LLC
Signature of Property Owner	Date	Printed Name of Property Owner

Signature of Property Owner	Date	Printed Name of Property Owner

Signature of Property Owner	Date	Printed Name of Property Owner

Signature of Property Owner	Date	Printed Name of Property Owner

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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5905

Tax Map Number: 32-41

GPIN: I15-0680-0387



## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 58.7 acres, which comprises of 58.7 acres of woodland. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter



## OFF OLIVET CHURCH RD

**Location** OFF OLIVET CHURCH RD

**Map#** 32 / 41 /

**Acct#** 32 41

**Owner** CRISS CROSS PROPERTIES LLC

**Assessment** \$158,900

**PID** 5905

**Subdivision** PARK BAILEY

**AFD**

**Description** 58.75 AC

**Legal**

**Area** S

**Class** 5

**AFD Name**

**AFD Expiration**

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$158,900	\$158,900

### Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC

**Sale Price** \$2,645,649

**Co-Owner**

**Book & Page** 629/1988

**Address** 600 TRAVIS ST SUITE 200  
HOUSTON, TX 77002

**Sale Date** 02/18/2014

### Ownership History

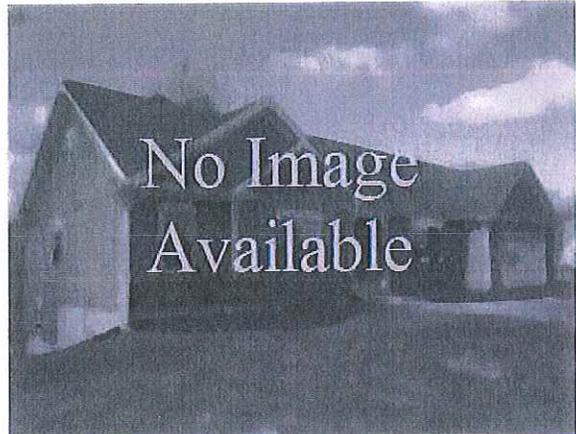
Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1325	02/11/2013

### Building Information

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**



(http://images.vgsi.com/photos2/NewkentcountyVAphotos//default.jpg)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

**Use Code** 1000  
**Description** SITE ND  
**Deeded Acres** 58.75

**Land**

**Land Use**

Use Code 1000  
 Description SITE ND  
 Zone A1  
 Neighborhood CENTRAL  
 Category

**Land Line Valuation**

Size (Acres) 58.75  
 Assessed Value \$158,900

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$150,400	\$150,400
2013	\$0	\$150,500	\$150,500
2013	\$0	\$150,500	\$150,500

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): CRISS CROSS PROPERTIES, LLC  
 Address: 600 TRAVIS STREET, SUITE 200  
 City: HOUSTON State: TX Zip: 77002  
 Phone: 713-655-9800 Fax: 713-951-9038  
 Email: mpittsford@jbpc.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD  
 Acreage of Existing District: 58.7  
 Existing District Renewal Date: 8/31/2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_  
 Proposed District Acreage: \_\_\_\_\_  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 32-45 PID: 5906 Acreage: 58.7 ✓  
 GPIN: 114-3410-1120  
 Deed Book/Plat Book Reference No.: BK 0629 PG-1988  
 Number of Dwellings on Parcel: \_\_\_\_\_ 0  
 Number and types of other improvements on parcel: 0

Current Assessed Value: \$164,600 *158,200.00*  
 Acres Devoted to Pasture: \_\_\_\_\_  
 Acres Devoted to Crop Production: \_\_\_\_\_  
 Acres Devoted to Animal Production: \_\_\_\_\_  
 Acres Devoted to Timber: 58.7  
 Acres Devoted to Marsh/Wetlands: \_\_\_\_\_

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A1  
 Comprehensive Plan Designation: RURAL LANDS

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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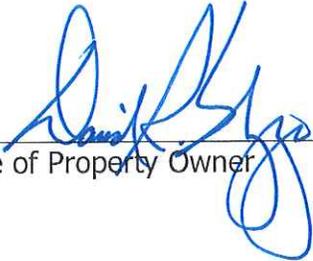
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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

	<u>2/23/16</u>	David Nuzzo, VP, Criss Cross Properties
Signature of Property Owner	Date	Printed Name of Property Owner

_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5906

Tax Map Number: 32-45

GPIN: I14-3410-1120

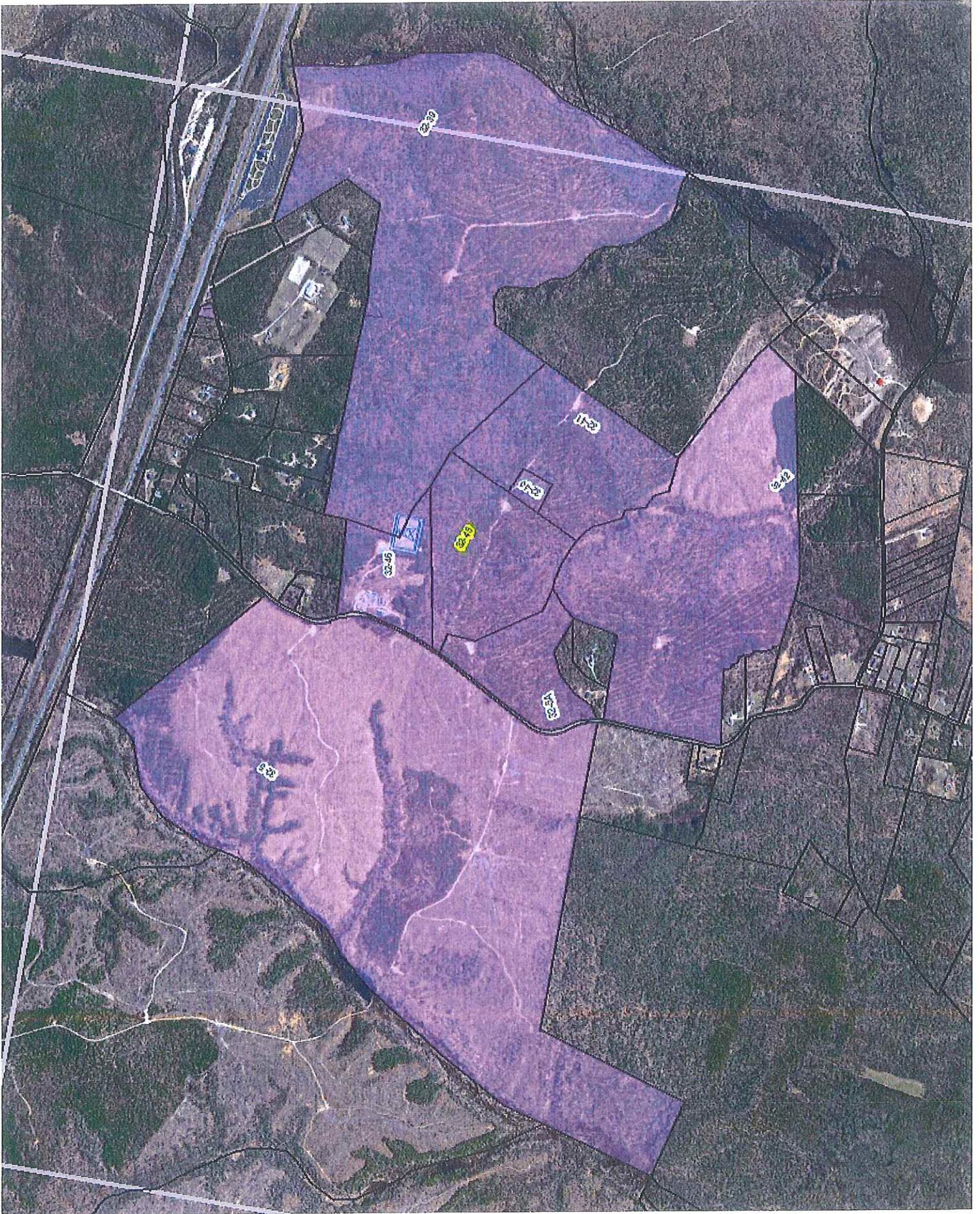


## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 58.7 acres, which comprises of 58.7 acres of woodland. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter



# OLIVET CHURCH RD

**Location** OLIVET CHURCH RD

**Map#** 32/ / 45/ /

**Acct#** 32 45

**Owner** CRISS CROSS PROPERTIES LLC

**Assessment** \$173,900

**PID** 5906

**Subdivision** M J BAILEY

**AFD**

**Description** 58.75 AC

**Legal** NEAR OLIVET CHURCH

**Area** S

**Class** 5

**AFD Name**

**AFD Expiration**

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$173,900	\$173,900

## Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC  
**Co-Owner**  
**Address** 600 TRAVIS ST SUITE 200  
 HOUSTON, TX 77002

**Sale Price** \$2,645,649  
**Book & Page** 629/1988  
**Sale Date** 02/18/2014

## Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1325	02/11/2013

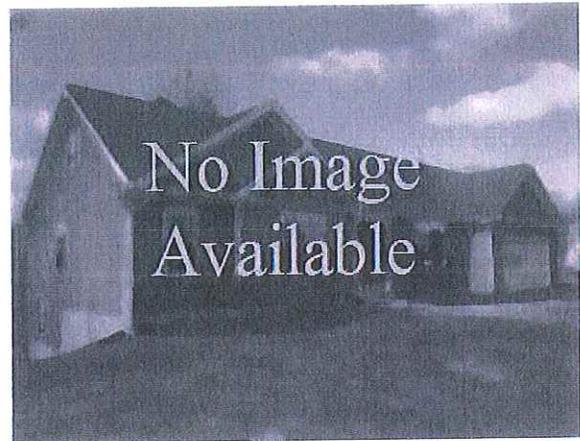
## Building Information

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Photo**



(<http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

Use Code 1000  
 Description SITE ND  
 Deeded Acres 58.75

**Land**

**Land Use**

Use Code 1000  
 Description SITE ND  
 Zone A1  
 Neighborhood CENTRAL  
 Category

**Land Line Valuation**

Size (Acres) 58.75  
 Assessed Value \$173,900

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$164,600	\$164,600
2013	\$0	\$164,700	\$164,700
2013	\$0	\$164,700	\$164,700

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): CRISS CROSS PROPERTIES, LLC  
 Address: 600 TRAVIS STREET, SUITE 200  
 City: HOUSTON State: TX Zip: 77002  
 Phone: 713-655-9800 Fax: 713-951-9038  
 Email: mpittsford@jbpc.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD  
 Acreage of Existing District: 140 acres  
 Existing District Renewal Date: 8/31/2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_  
 Proposed District Acreage: \_\_\_\_\_  
 Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 33-1A PID: 5907 Acreage: 140 acres  
 GPIN: 116-2258-2878  
 Deed Book/Plat Book Reference No.: BK 0629 PG-1988  
 Number of Dwellings on Parcel: 0  
 Number and types of other improvements on parcel: 0

*Handwritten notes:*  
 VS 128  
 128 acres  
 SLW

Current Assessed Value: \$199,400 VS 280,000.00  
 Acres Devoted to Pasture: \_\_\_\_\_  
 Acres Devoted to Crop Production: \_\_\_\_\_  
 Acres Devoted to Animal Production: \_\_\_\_\_  
 Acres Devoted to Timber: 135.8  
 Acres Devoted to Marsh/Wetlands: 4.2

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A1  
 Comprehensive Plan Designation: RURAL LANDS

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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**Property Owner Signature**

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

 Signature of Property Owner	<u>2/23/16</u> Date	David Nuzzo, VP of Criss Cross Properties, LLC Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5907

Tax Map Number: 33-1A

GPIN: I16-2258-2878

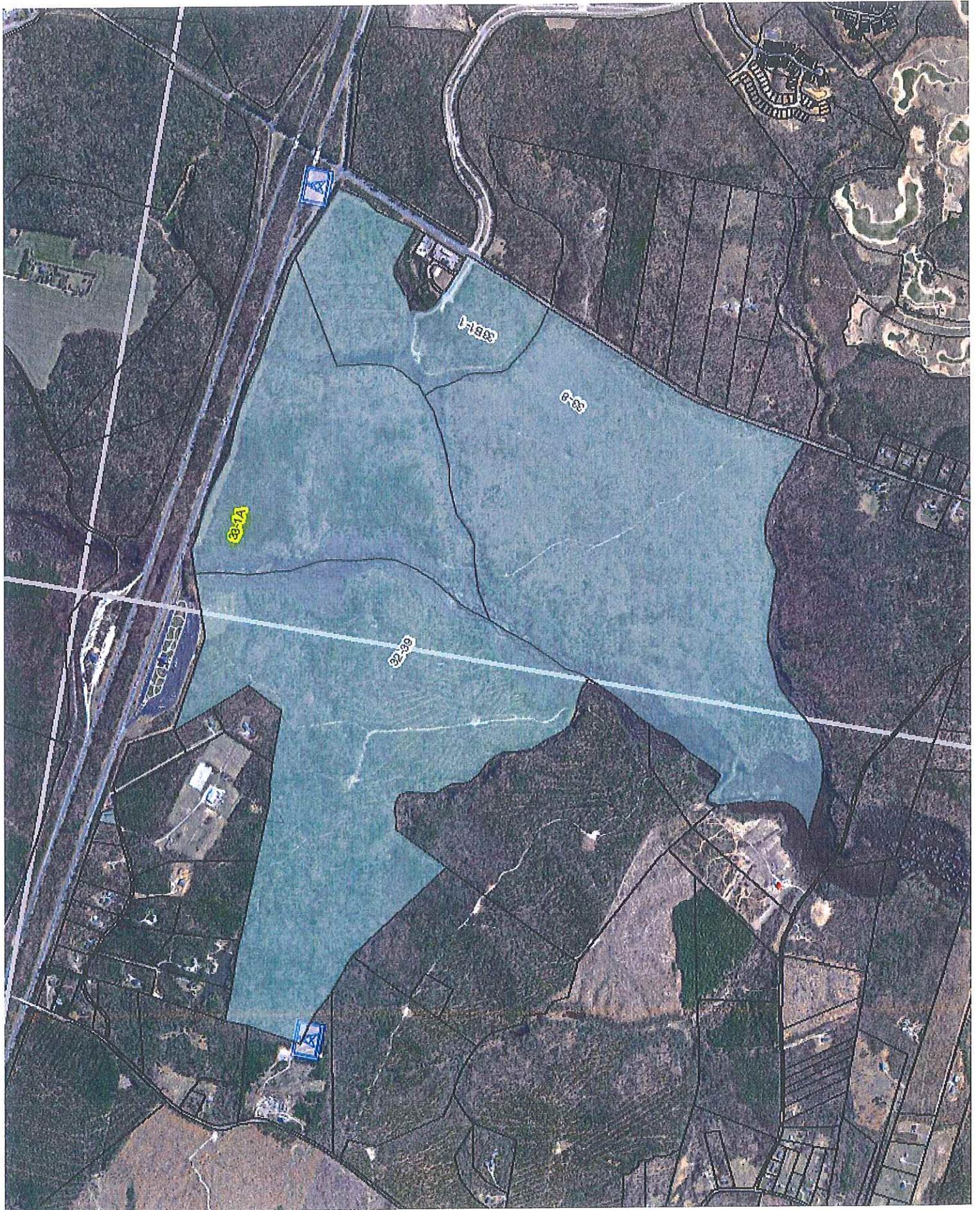


## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 140 acres, which comprises of 135.8 acres of woodland and 4.2 acres of marsh/wetlands. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter



## OFF COURTHOUSE RD

**Location** OFF COURTHOUSE RD      **Map#** 33 / 1 / A /  
**Acct#** 33 1A      **Owner** CRISS CROSS PROPERTIES LLC  
**Assessment** \$280,000      **PID** 5907  
**Subdivision** CRISS CROSS      **AFD**  
**Description** 128 AC      **Legal**  
**Area** S      **Class** 4

**AFD Name**

**AFD Expiration**

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$280,000	\$280,000

### Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC      **Sale Price** \$2,645,649  
**Co-Owner**      **Book & Page** 629/1988  
**Address** 600 TRAVIS ST SUITE 200      **Sale Date** 02/18/2014  
 HOUSTON, TX 77002

### Ownership History

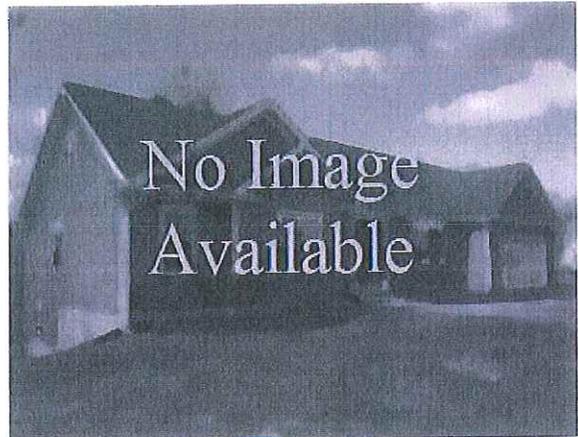
Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	629/1983	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013

### Building Information

**Building 1 : Section 1**

Year Built:  
 Living Area: 0  
 Building Percent Good:  
 Replacement Cost  
 Less Depreciation: \$0

**Building Photo**



(<http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg>)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

**Use Code** 303V  
**Description** COMM/IND MDL-00  
**Deeded Acres** 128

**Land**

**Land Use**

**Use Code** 303V  
**Description** COMM/IND MDL-00  
**Zone** EO  
**Neighborhood** CENTRAL  
**Category**

**Land Line Valuation**

**Size (Acres)** 128  
**Assessed Value** \$280,000

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$199,400	\$199,400
2013	\$0	\$200,200	\$200,200
2013	\$0	\$200,200	\$200,200

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**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): CRISS CROSS PROPERTIES, LLC

Address: 600 TRAVIS STREET, SUITE 200

City: HOUSTON State: TX Zip: 77002

Phone: 713-655-9800 Fax: 713-951-9038

Email: mpittsford@jbpc.com

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: SCHIMINOE CREEK AFD

Acreage of Existing District: 325.6411

Existing District Renewal Date: 8/31/2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): \_\_\_\_\_

Proposed District Acreage: \_\_\_\_\_

Proposed District Renewal Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 33-8 PID: 5909 Acreage: 325.6411

GPIN: H16-1409-4627 325.56

Deed Book/Plat Book Reference No.: BK 0629 PG-1988

Number of Dwellings on Parcel: 0

Number and types of other improvements on parcel: 0

Current Assessed Value: \$825,100 981,700.00

Acres Devoted to Pasture: \_\_\_\_\_

Acres Devoted to Crop Production: \_\_\_\_\_

Acres Devoted to Animal Production: \_\_\_\_\_

Acres Devoted to Timber: 305.6411

Acres Devoted to Marsh/Wetlands: 20

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: R1A

Comprehensive Plan Designation: RURAL LANDS

**(Available from the Planning Department)**

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

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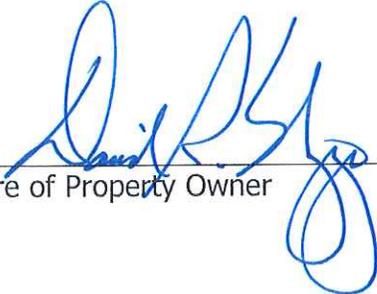
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**Property Owner Signature**

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	<u>2/23/16</u>	David Nuzzo, VP of Criss Cross Properties, LLC
Signature of Property Owner	Date	Printed Name of Property Owner

_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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_____ Signature of Property Owner	_____ Date	_____ Printed Name of Property Owner
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# Criss Cross Properties, LLC

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600 Travis Suite 200, Houston, TX 77002

PID: 5909

Tax Map Number: 33-8

GPIN: H16-1409-4627

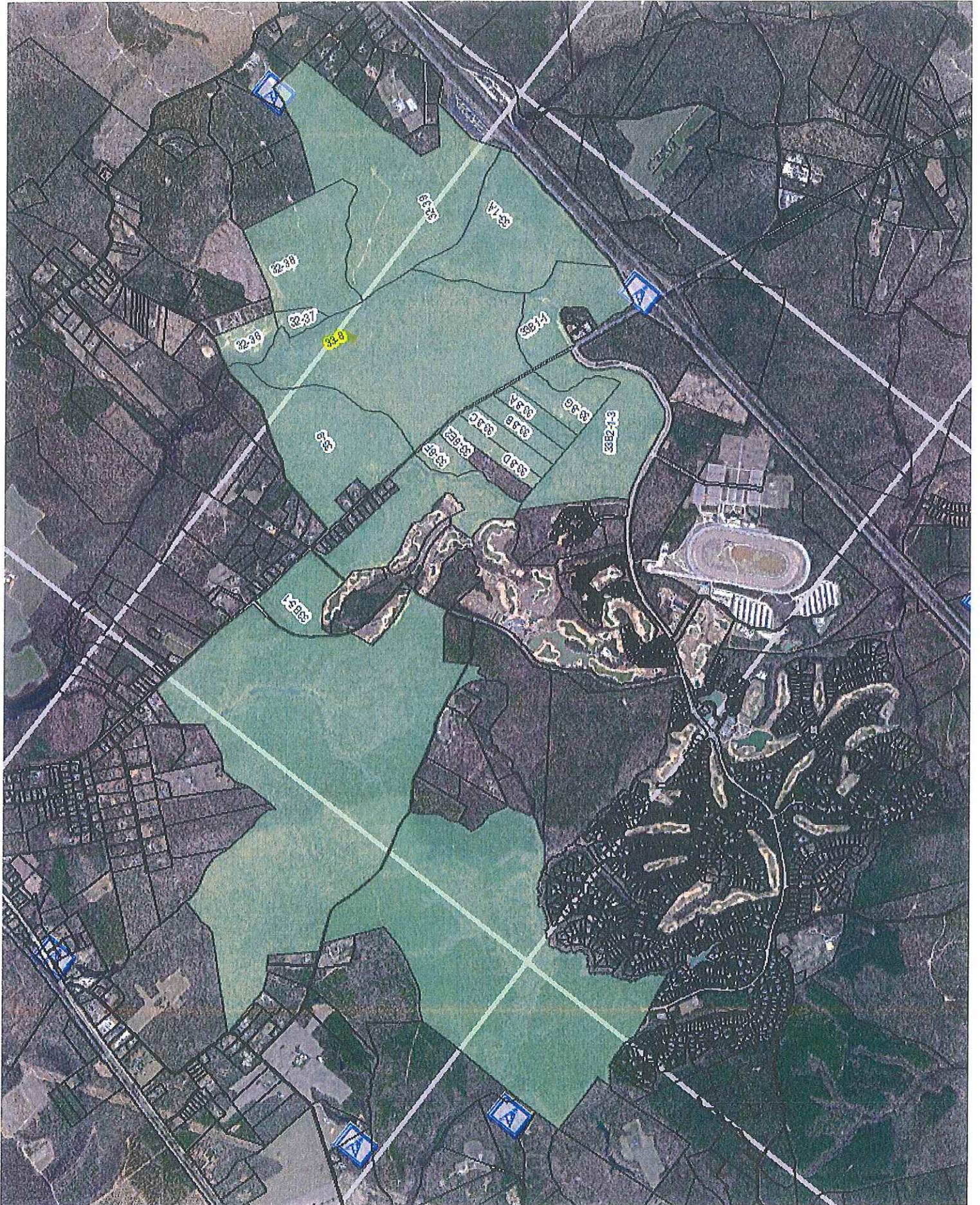


## AFD APPLICATION PARCEL SUMMARY

The specified parcel of land is 325.6411 acres, which comprises of 305.6411 acres of woodland and 20 acres of marsh/wetlands. Criss Cross Properties has no current plans to develop this land for agricultural uses and only foresees cultivating it for timber. Also, Criss Cross Properties has no plans to develop this property for commercial development. We have received a forestal management plan from the Virginia Department of Forestry and we plan to follow the management plan.

Respectfully,

John B. Poindexter



### 6200 N COURTHOUSE RD

**Location** 6200 N COURTHOUSE RD

**Map#** 33 / 8 /

**Acct#** 33 8

**Owner** CRISS CROSS PROPERTIES LLC

**Assessment** \$981,700

**PID** 5909

**Subdivision** OLD TOWN RT 60

**AFD**

**Description** 325.56 AC

**Legal**

**Area** S

**Class** 6

**AFD Name**

**AFD Expiration**

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$981,700	\$981,700

#### Owner of Record

**Owner** CRISS CROSS PROPERTIES LLC

**Sale Price** \$2,645,649

**Co-Owner**

**Book & Page** 629/1988

**Address** 600 TRAVIS ST SUITE 200  
HOUSTON, TX 77002

**Sale Date** 02/18/2014

#### Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CRISS CROSS PROPERTIES LLC	\$2,645,649	629/1988	02/18/2014
PLAYIN POSSUM LLC	\$0	621/1333	05/15/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1329	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	619/912	03/13/2013
HINNANT GEORGE R TRUSTEE	\$0	621/1325	02/11/2013

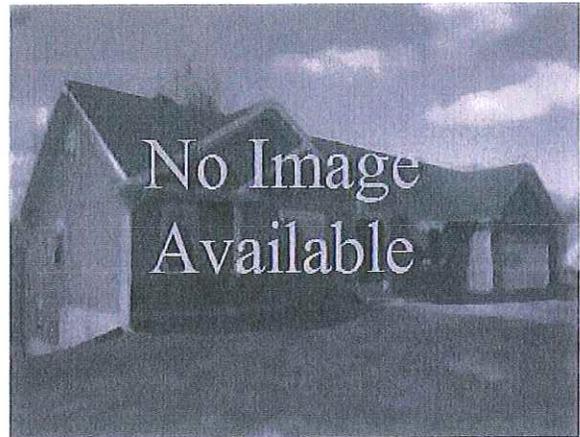
#### Building Information

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Photo**



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

**Use Code** 1000  
**Description** SITE ND  
**Deeded Acres** 325.56

**Land**

**Land Use**

**Use Code** 1000  
**Description** SITE ND  
**Zone** R1A  
**Neighborhood** CENTRAL  
**Category**

**Land Line Valuation**

**Size (Acres)** 325.56  
**Assessed Value** \$981,700

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$825,100	\$825,100
2013	\$0	\$825,500	\$825,500
2013	\$0	\$825,500	\$825,500

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**FOREST MANAGEMENT PLAN**  
**-LAND USE-**



**OLIVET CHURCH TRACT**  
**OF**  
**CRISS CROSS LLC**  
**600 TRAVIS T., SUITE 600**  
**HOUSTON, TX 77002**

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**NEW KENT COUNTY GPINS:** 114-2461-0841, H15-3001-3503, H15-2333-4832, I15-2144-2290, I15-0680-0387, I14-3410-1120, I16-2258-2878, H16-1409-4627, I16-1277-5230

**DOF TRACT NUMBER:** NKT16002

**EXAMINED BY:** Bryant Bays, Senior Area Forester, on February 1, 2016

**LOCATION:** South of Interstate 64 rest stop, spanning from North Courthouse Road to Olivet Church Rd.

**OWNER OBJECTIVES:** Improve forest health and productivity while creating beneficial habitat for native wildlife.

**INTRODUCTION:**

This report covers the examination of approximately 1080 acres, per tax records, of forestland in New Kent County, Virginia. Boundaries and acreages are estimates derived from aerial photographs. During the examination, neither significant historical or cultural resources were encountered or are known to exist on the tract.

Much of this property was formerly managed by the Shannon Family for commercial forest product production. The soils across the property are best suited for pine production. As most of the pine stands are now mature, consider harvesting each listed pine stand below on a two to three year interval.

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## PARCEL DESCRIPTIONS AND RECOMMENDATIONS

### PARCEL A

ACREAGE:	Approximately 120 acres
COVER TYPE:	Loblolly pine plantation with mixed hardwoods
SPECIES:	Loblolly pine, white oak, black oak, southern red oak, yellow-poplar, sweetgum, red maple, American beech
TOPOGRAPHY/WATER:	Rolling terrain with slopes up to 10%. Piney Branch, a perennial stream, is present along the eastern stand boundary.
SOILS:	Soils are average for loblolly pine growth and slightly lower than average for oak and poplar growth.

#### RECOMMENDATIONS:

This stand is primarily loblolly pine and was planted around 30-35 years ago. Some areas have mixed hardwoods including poplar, oak, and sweetgum. A commercial thinning was conducted through most of the stand in around 3 years ago. Increment cores show no radial growth response following the thinning and the pines continue to grow very slowly. I recommend harvesting this stand and replanting either shortleaf or loblolly pine at a rate of 484 trees per acre. Prior to planting, prepare the site with herbicides to kill competing hardwood seedlings. Technical assistance and cost share for the planting and herbicide operation are available through the Department of Forestry.

### PARCEL B/C

ACREAGE:	Stand B: 108 acres, stand C: 90 acres
COVER TYPE:	Mixed hardwood - pine
SPECIES:	Loblolly pine, white oak, black oak, southern red oak, yellow-poplar, sweetgum, red maple, American beech
TOPOGRAPHY/WATER:	Piney Branch runs along eastern stand boundary. Relatively flat with moderate slopes down to Piney Branch. Small pond located at Piney Branch origin.

**SOILS:** Soils are average for loblolly pine growth and slightly lower than average for oak and poplar growth.

**RECOMMENDATIONS:**

Both stands B & C and mixed hardwood – pine stand that do not appear to have been managed intensively in the past. Stand B is mostly moderate quality hardwoods with few scattered pines. Stand C is mostly loblolly pine with scattered hardwoods including oak, poplar and gum. Manage stand B hardwoods, focusing on tulip-poplar, Southern red oak, white oak and black oak. These are the species present on the parcel with greatest growth potential and quality. At this time, allow the existing trees to grow. The parcel should be reexamined in 5 to 10 years for improvement actions. This stand could be harvested within the next 10 years for pallet and tie logs. If this stand is harvested, consider planting loblolly pine seedlings to increase the productivity of this area. Stand C can be harvested within the next 10 years as well, possibly at the same time as stand B. It will mostly be pine pulpwood and chip and saw. Replant this area to loblolly or shortleaf pine.

These stands also serve a valuable role as sediment control buffer, protecting the creeks and other water features from sedimentation and pollution. In addition, they serve as travel corridors and nesting areas for many varieties of wildlife.

**PARCEL D**

**ACREAGE:** Approximately 90 acres

**COVER TYPE:** Loblolly pine plantation with mixed hardwoods

**SPECIES:** Loblolly pine, American holly, sweetgum, red maple, yellow-poplar, black walnut, white oak

**TOPOGRAPHY/WATER:** Rolling terrain with steeper slopes along Rumley Marsh. Stand bordered by Rumley Marsh to the east and Piney Branch to the south.

**SOILS:** Soils are average to below average for loblolly pine and oak growth. Shortleaf pine may be the most suitable native species on these soils.

**RECOMMENDATIONS:**

Recently thinned loblolly pine plantation with intermixed hardwood growth. Thinning was completed in the early spring of 2013. Approximate stand age is 25 years. Diameters range from 8-12 inches. Very little response in radial growth is evident in the three years following the thinning harvest. This stand may have grown in overstocked conditions for too long to respond to a thinning. Allow to grow for another 2-3 years and then conduct a final harvest of this stand. Monitor this stand during the growing season

for bark beetle activity. In the summer following the clearcut, apply herbicides to prepare the site for planting the next spring. Plant loblolly or shortleaf pine seedlings at an approximate rate of 484 trees per acre. Cost share and assistance is available for both the herbicide application and planting process through the Department of Forestry.

#### PARCEL E

**ACREAGE:** Approximately 70 acres

**COVER TYPE:** Loblolly pine plantation

**SPECIES:** Loblolly pine, southern red oak, black oak, yellow-poplar, sweetgum

**TOPOGRAPHY/WATER:** Piney Branch, a perennial stream, forms the northern stand boundary and Rumley Marsh the eastern. Sloping with an eastern aspect.

**SOILS:** Soils are average for loblolly pine growth and slightly lower than average for oak and poplar growth.

#### **RECOMMENDATIONS:**

This fully stocked, mature loblolly pine plantation was established approximately 30 years ago by the previous land owners, the Shannon Family. No records were available to confirm, but it appears that at least one commercial thinning has taken place in this stand. No health issues were observed, but stand has reached maturity. Consider harvesting this stand with a clearcut. In the summer following the clearcut, apply herbicides to prepare the site for planting the next spring. Plant loblolly pine seedlings at an approximate rate of 484 trees per acre. Cost share and assistance is available for both the herbicide application and planting process through the Department of Forestry.

#### PARCEL F

**ACREAGE:** Approximately 270 acres

**COVER TYPE:** Mixed hardwood

**SPECIES:** Loblolly pine, Virginia pine, white oak, black oak, southern

red oak, scarlet oak, yellow-poplar, sweetgum, red maple, American beech

**TOPOGRAPHY/WATER:** Rumley Marsh runs along the western stand perimeter. A large flat area is in the center of the stand. The remainder slopes moderately towards Rumley Marsh. Aspects range from west to south.

**SOILS:** Soils are average for loblolly pine growth and slightly lower than average for oak and poplar growth.

**RECOMMENDATIONS:**

This mixed stand is mostly hardwood of average to low quality that is roughly 20 years old. It appears that the previous landowner harvested this stand at the same time as the pine stands to the north and allowed this area to come back naturally in hardwood. This is evidenced by the high number of stump sprout origin oaks and poplars across the stand. The lower quality of the trees is primarily seen by the low forks and slow radial growth both oaks and poplars are exhibiting. The flat uplands appear to have the worst soils for hardwoods as only southern red oak, white oak, chestnut oak, and scarlet oak are present. These oaks can generally tolerate the worst soils. Two options exist for managing this stand. This stand could either be managed for low quality sawtimber over the next 40-60 years or the flat upland portions of the stand could be converted to either loblolly or shortleaf pine. Both pines species are better suited to growing on dry soils and would greatly increase stand productivity. Allow the stand to grow another 5-10 years until it is large enough to harvest for pulpwood. Clearcut the upland flats and plant pines as described in previous stands.

PARCEL G

**ACREAGE:** Approximately 80 acres

**COVER TYPE:** Pine plantation with areas of mixed hardwoods

**SPECIES:** Loblolly pine, white oak, black oak, southern red oak, scarlet oak, yellow-poplar, sweetgum, red maple, American beech

**TOPOGRAPHY/WATER:** Rumley Marsh forms stands' western perimeter. A perennial stream is present along the eastern stand perimeter. Pre-dominant aspect is south with moderate slopes. Two flat ridge tops are present in the stand center.

**SOILS:** Soils are average for loblolly pine growth and slightly lower than average for oak and poplar growth.

**RECOMMENDATIONS:**

This stand was planted by the previous landowner approximately 20 years ago. It

appears that no thinnings have ever occurred in the stand as it is now overstocked. Due to the advanced age of the stand, no growth benefit will likely occur if the stand was thinned now. Instead, allow this area to grow for the next 2-3 years and then completely harvest these pines. As the soils are best suited for pine management, replant the harvested areas with loblolly pine seedlings after completing a site preparation spray. Contractors are available to assist with the completion of these projects and cost share funds may be available through the Department of Forestry.

#### PARCEL SMZ

**ACREAGE:** Approximately 252 acres

**COVER TYPE:** Mixed lowland hardwoods

**SPECIES:** Loblolly pine, white oak, black oak, southern red oak, scarlet oak, yellow-poplar, sweetgum, red maple, American beech

**TOPOGRAPHY/WATER:** Flat lowlands that is frequently flooded. Made up primarily by Rumley Marsh.

#### **RECOMMENDATIONS:**

This forested stand is growing on moderate to steep slopes in and around wetlands along Rumley Marsh. Leave this area to grow to protect water quality and provide quality wildlife habitat. Annually monitor this area for invasive species and control with herbicides as necessary. During any timber harvesting activities, follow Virginia's Best Management Practices for Water Quality including buffering all streams, stabilizing roads and crossings, and using bridges or culverts as necessary.

#### **PREVENT WILDLAND FIRE**

The protection of this timberland from wildfire is essential. Wildfires can cause extreme damage or death to forest trees, wiping out their commercial, wildlife, and aesthetic values. From February 15<sup>th</sup> through April 30<sup>th</sup>, open fires are not permitted within 300 feet of woodland, grassland, or any flammable material except from 4:00 p.m. to midnight. Before any controlled burn, contact the Department of Forestry at 804-769-2962 for advice and to determine whether any outdoor fire laws may apply. In the event of a wildfire, contact authorities IMMEDIATELY by dialing 911.

# Olivet Church Tract Criss Cross LLC

Bryant Bays  
(804)769-2962  
bryant.bays@dof.virginia.gov  
2/11/2016



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