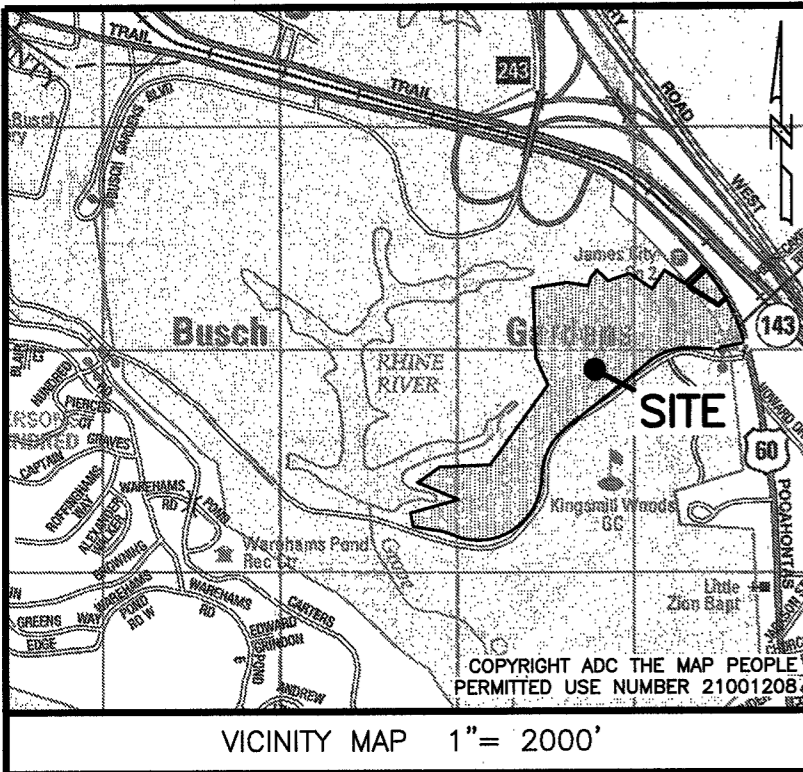


200009019



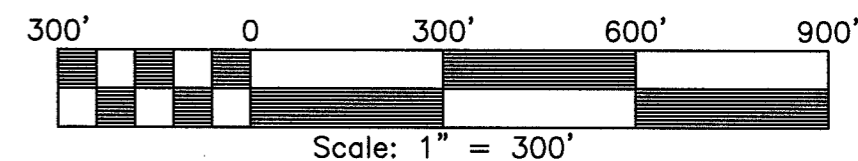
LINE	BEARING	DISTANCE
L1	S 89°32'37" E	229.99'
L2	N 82°31'03" W	257.67'
L3	N 12°49'46" W	143.62'
L4	N 52°55'37" E	282.00'
L5	S 82°54'50" E	222.19'
L6	N 18°25'16" E	97.32'
L7	N 38°32'08" E	92.20'
L8	N 47°19'50" W	158.64'
L9	S 69°29'29" W	238.67'
L10	N 58°09'31" W	286.64'
L11	N 31°50'29" E	230.00'
L12	S 58°09'31" E	247.30'
L13	S 44°46'03" W	260.53'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1,884.86'	916.36'	907.36'	N 30°23'19" W	27°51'19"
C2	642.50'	456.94'	447.37'	N 70°04'57" E	40°44'53"
C3	642.50'	575.19'	556.17'	N 24°03'43" E	51°17'35"
C4	657.50'	1,293.46'	1,094.75'	N 54°46'20" E	112°42'53"
C5	742.50'	176.85'	176.43'	N 75°41'38" W	13°38'48"

SUBDIVISION OF A PORTION OF
PARCEL R-11
 (AS SHOWN ON INST. #100014986)
 PIN: 5230100111
 BEING 8515 POCAHONTAS TRAIL
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 09/05/2019 SCALE: 1"=300' JOB # 19-057

LandTech Resources, Inc.
 Engineering & Surveying Consultants
 3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 3
JCC-S-19-0024



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ESCALANTE KINGSMILL, LLC TO ESCALANTE KINGSMILL RESORT, LLC BY DEED DATED MAY 12, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #170009894.

CERTIFICATE OF APPROVAL

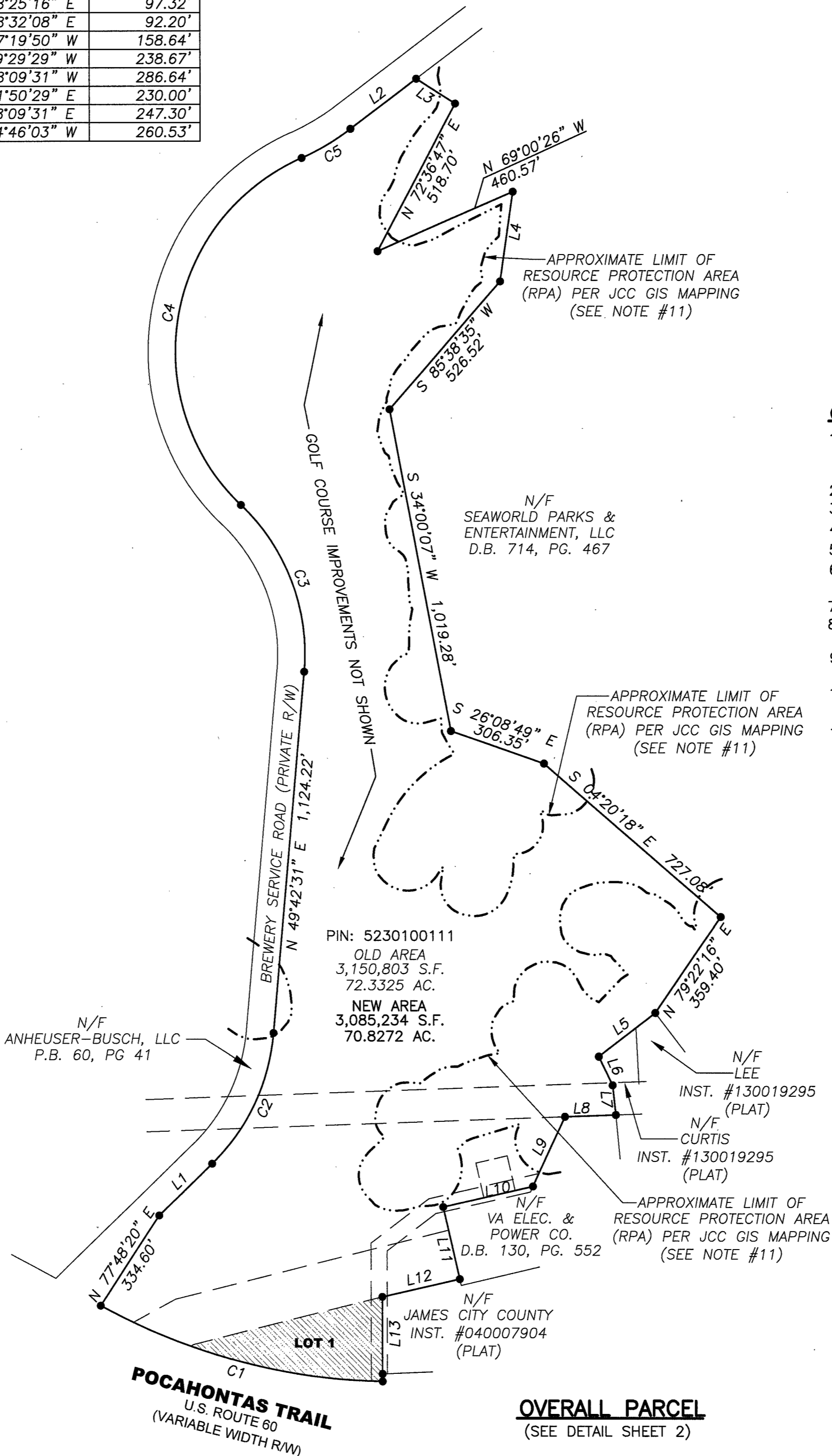
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10 Dec 2019 DATE Oliver Berlin VIRGINIA DEPARTMENT OF TRANSPORTATION
 12/23/19 DATE Ellen Cook SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

09/05/2019 DATE Peter Farrell PETER FARRELL, L.S. 2036



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0207D, DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. RESOURCE PROTECTION AREA (RPA) SHOWN HEREON IS BASED ON JAMES CITY COUNTY GIS MAPPING. PRIOR TO ANY FURTHER DEVELOPMENT ON THE PROPERTIES SHOWN HEREON A SITE SPECIFIC WETLAND DELINEATION WILL BE REQUIRED.

PROPERTY INFORMATION

PIN: 5230100111
 ADDRESS:
 #8515 POCAHONTAS TRAIL
 WILLIAMSBURG, VIRGINIA 23185
 ZONING DISTRICT: M1 (LIMITED BUSINESS/INDUSTRIAL)

3 Large 9" Plat(s) Recorded
 herewith as # 200009019

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF June, 2019, 2019.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:16 pm
 INSTRUMENT # 200009019
 TESTE MONA A. FOLEY, CLERK

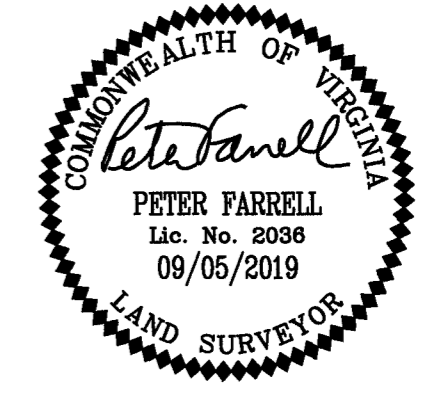
OVERALL PARCEL
 (SEE DETAIL SHEET 2)

20009019

SUBDIVISION OF A PORTION OF
PARCEL R-11
(AS SHOWN ON INST. #100014986)
PIN: 5230100111
BEING 8515 POCAHONTAS TRAIL
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 09/05/2019 SCALE: 1"=300' JOB # 19-057



SHEET 2 OF 3
JCC-S-19-0024



OWNERS CERTIFICATE:

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

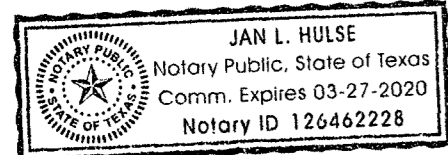
OWNER:

ESCALANTE KINGSMILL DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: ESCALANTE GOLF LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

ROBERT C. SILVA 9/17/2019
NAME PRINTED DATE
[Signature] J.P.
SIGNATURE TITLE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF Tarrant
BEFORE ME, Jan L Hulse, ON THIS DAY PERSONALLY
APPEARED Robert C. Silva, KNOWN TO ME OR PROVED TO ME ON THE OATH OF _____ OR THROUGH _____ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



(SEAL) GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF September, 2019.

(NOTARY'S SIGNATURE) [Signature]
NOTARY PUBLIC, STATE OF TEXAS

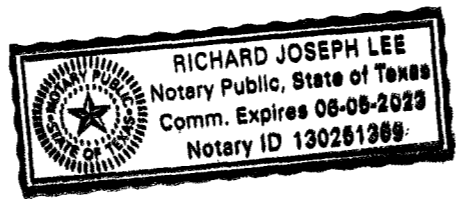
LENDER:

TUNA MILL, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: Alan S. Mann 9/27/19
NAME PRINTED DATE
[Signature] Managing Member
SIGNATURE TITLE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, Richard Lee, ON THIS DAY PERSONALLY
APPEARED Alan S. Mann, KNOWN TO ME OR PROVED TO ME ON THE OATH OF _____ OR THROUGH _____ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



(SEAL) GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF September, 2019.

(NOTARY'S SIGNATURE) _____
NOTARY PUBLIC, STATE OF TEXAS

TRUSTEE FOR LENDER:

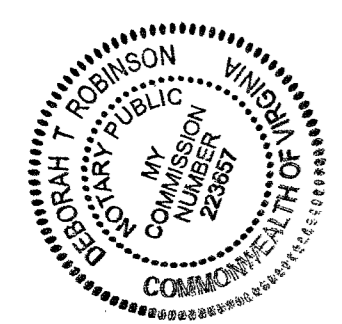
BRIAN M. CRINDALL, Lawyers Title Realty Services, Inc.,
INDIVIDUAL RESIDENT OF THE STATE OF Virginia
TRUSTEE FOR THE BENEFIT OF LENDER

By: [Signature] 12/5/19
SIGNATURE DATE
Lisa K. Tully
Vice President

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF HENRICO, I, Deborah T. Robinson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 5th DAY OF December, 2019.
MY COMMISSION EXPIRES 7-31-2021.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 223057



3 Large/Small Plat(s) Recorded
herewith as # 20009019

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 23, 2020
at 12:16 AM/PM PB _____ PG _____
Document # 20009019
MONA A. FOLEY, CLERK
[Signature] Clerk

OWNERS CERTIFICATE:

THE SUBDIVISION OF THE PROPERTY
FREE CONSENT AND IN ACCORDANCE
OWNERS, PROPRIETORS AND OR TRU:

OWNER:

ESCALANTE KINGSMILL DEVELOPMENT I
BY: ESCALANTE GOLF LLC, A TEXAS LI,

ROBERT C. SILVA

NAME PRINTED



SIGNATURE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS

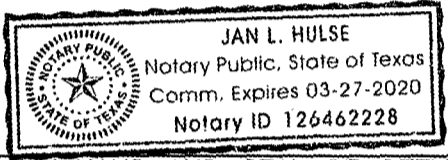
COUNTY OF Tarrant

BEFORE ME, Robert C. Silva ^{8th}

APPEARED Robert C. Silva

_____ OF
PERSON WHOSE NAME IS SUBSCRIBED TO THE
THAT HE/SHE EXECUTED THE SAME FOR THE P

(SEAL)



GIVEN UNDER MY HAND AND SEAL OF OFFICE TF

(NOTARY'S SIGNATURE)



NOTARY PUBLIC, STATE OF TEXAS

TRUSTEE FOR LENDER:

~~BRIAN M. CRINDALL, Lawyers Title Realty~~
~~INDIVIDUAL RESIDENT OF THE STATE OF VIRGINIA~~
TRUSTEE FOR THE BENEFIT OF LENDER

By: W Tully

SIGNATURE

Lisa K Tully
Vice President

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Henrico, Deborah

IN AND FOR THE CITY/COUNTY AND STATE AFORE

THAT THE PERSONS WHOSE NAMES ARE SIGNED

ACKNOWLEDGED THE SAME BEFORE ME IN THE C

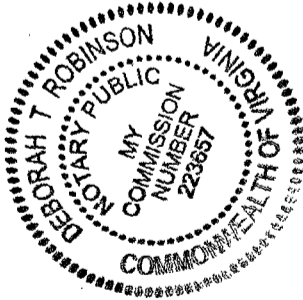
GIVEN UNDER MY HAND THIS 5th DAY OF

MY COMMISSION EXPIRES 7-31-2021

Deborah Robinson

NOTARY PUBLIC

REGISTRATION NO. 223657



20009019

SUBDIVISION OF A PORTION OF
PARCEL R-11
(AS SHOWN ON INST. #100014986)
PIN: 5230100111
BEING 8515 POCAHONTAS TRAIL
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 09/05/2019 SCALE: 1"=300' JOB # 19-057

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 3
JCC-S-19-0024



OWNERS CERTIFICATE:

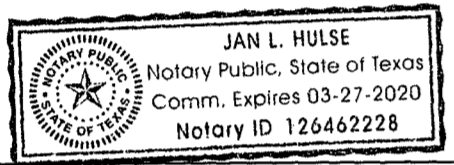
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

OWNER:
ESCALANTE KINGSMILL DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: ESCALANTE GOLF LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

ROBERT C. SILVA 9/17/2019
NAME PRINTED DATE
[Signature] V.P.
SIGNATURE TITLE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF Tarrant
BEFORE ME, Jan L Hulse, ON THIS DAY PERSONALLY APPEARED Robert C. Silva, KNOWN TO ME OR PROVED TO ME ON THE OATH OF _____ OR THROUGH _____ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



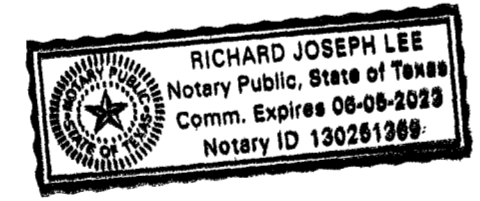
(SEAL)
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF September, 2019.
(NOTARY'S SIGNATURE) [Signature]
NOTARY PUBLIC, STATE OF TEXAS

LENDER:
TUNA MILL, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: Alan S. Mann 9/27/19
NAME PRINTED DATE
[Signature] Managing Member
SIGNATURE TITLE

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BEFORE ME, Richard Lee, ON THIS DAY PERSONALLY APPEARED Alan S. Mann, KNOWN TO ME OR PROVED TO ME ON THE OATH OF _____ OR THROUGH _____ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



(SEAL) [Signature]
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF September, 2019.
(NOTARY'S SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS

TRUSTEE FOR LENDER:

BRIAN M. GRINDALL, Lawyers Title Realty Services, Inc.,
INDIVIDUAL RESIDENT OF THE STATE OF VIRGINIA Companion
TRUSTEE FOR THE BENEFIT OF LENDER
By: [Signature] 12/5/19
SIGNATURE DATE
Lisa K. Tully
VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF HENRICO, Deborah T. Robinson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 5th DAY OF December, 2019.
MY COMMISSION EXPIRES 7-31-2021.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 223657



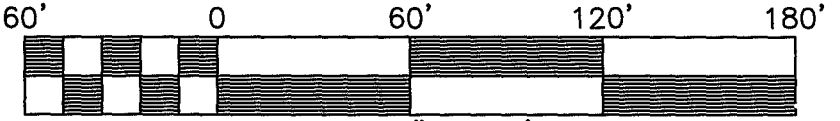
3 Large/Small Plat(s) Recorded
herewith as # 20000 9019

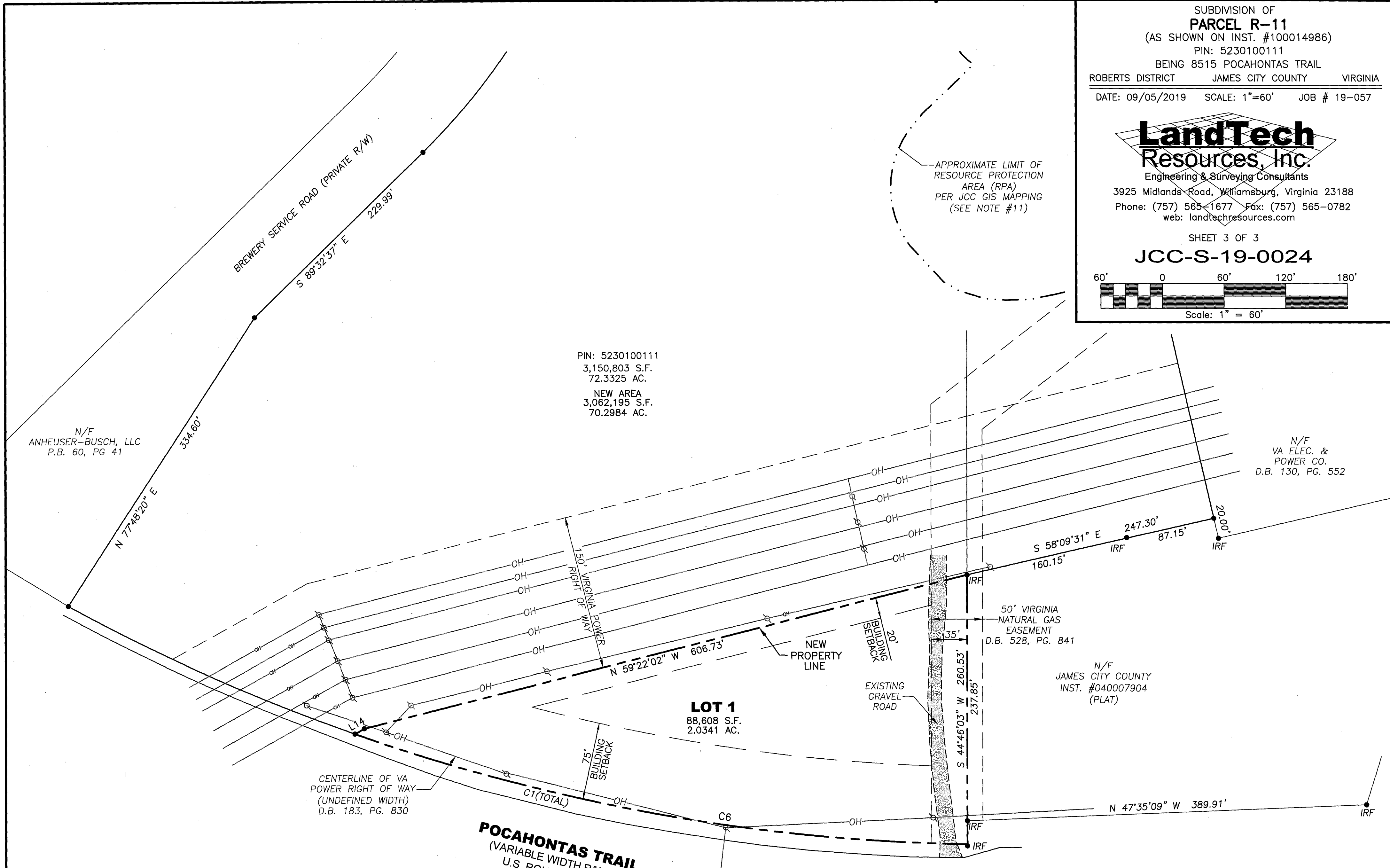
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 27, 2020
at 12:16 AM (PM) PB _____ PG _____
Document # 20000 9019
MONA A. FOLEY, CLERK
[Signature], Clerk

20009019

SUBDIVISION OF
PARCEL R-11
 (AS SHOWN ON INST. #100014986)
 PIN: 5230100111
 BEING 8515 POCAHONTAS TRAIL
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 09/05/2019 SCALE: 1"=60' JOB # 19-057

LandTech
Resources, Inc.
 Engineering & Surveying Consultants
 3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 3 OF 3
JCC-S-19-0024

 Scale: 1" = 60'



PIN: 5230100111
 3,150,803 S.F.
 72.3325 AC.
 NEW AREA
 3,062,195 S.F.
 70.2984 AC.

N/F
 ANHEUSER-BUSCH, LLC
 P.B. 60, PG. 41

N/F
 VA ELEC. &
 POWER CO.
 D.B. 130, PG. 552

N/F
 JAMES CITY COUNTY
 INST. #040007904
 (PLAT)

NOTE:
 PER STATE HIGHWAY COMMISSION PLANS APPROVED 12/19/1921
 THE DESIGN WIDTH OF THE U.S. ROUTE 60 R/W ADJACENT TO
 THIS PROPERTY WAS 50'. ROUTE 60 IS SHOWN AS A 50' R/W ON
 P.B. 33, PG. 35 & AS A 50' MINIMUM R/W ON P.B. 81, PG. 85.

LINE	BEARING	DISTANCE
L14	N 74°06'40" W	10.44'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C6	1,884.86'	609.71'	607.06'	N 35°02'57" W	18°32'02"



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 June 23, 2020
 at 12:16 AM/PM, PG. —
 Document # 20009019
 MONA A. FOLEY, CLERK
 Clerk

SUBDIVISION DETAIL
 (SEE OVERALL PARCEL SHEET 1)

3 Large/Small Plats recorded
 herewith as 20009019

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN: 5230100111	3,150,803 S.F. / 72.3325 AC.	3,062,195 S.F. / 70.2984 AC.
LOT 1		88,608 S.F. / 2.0341 AC.

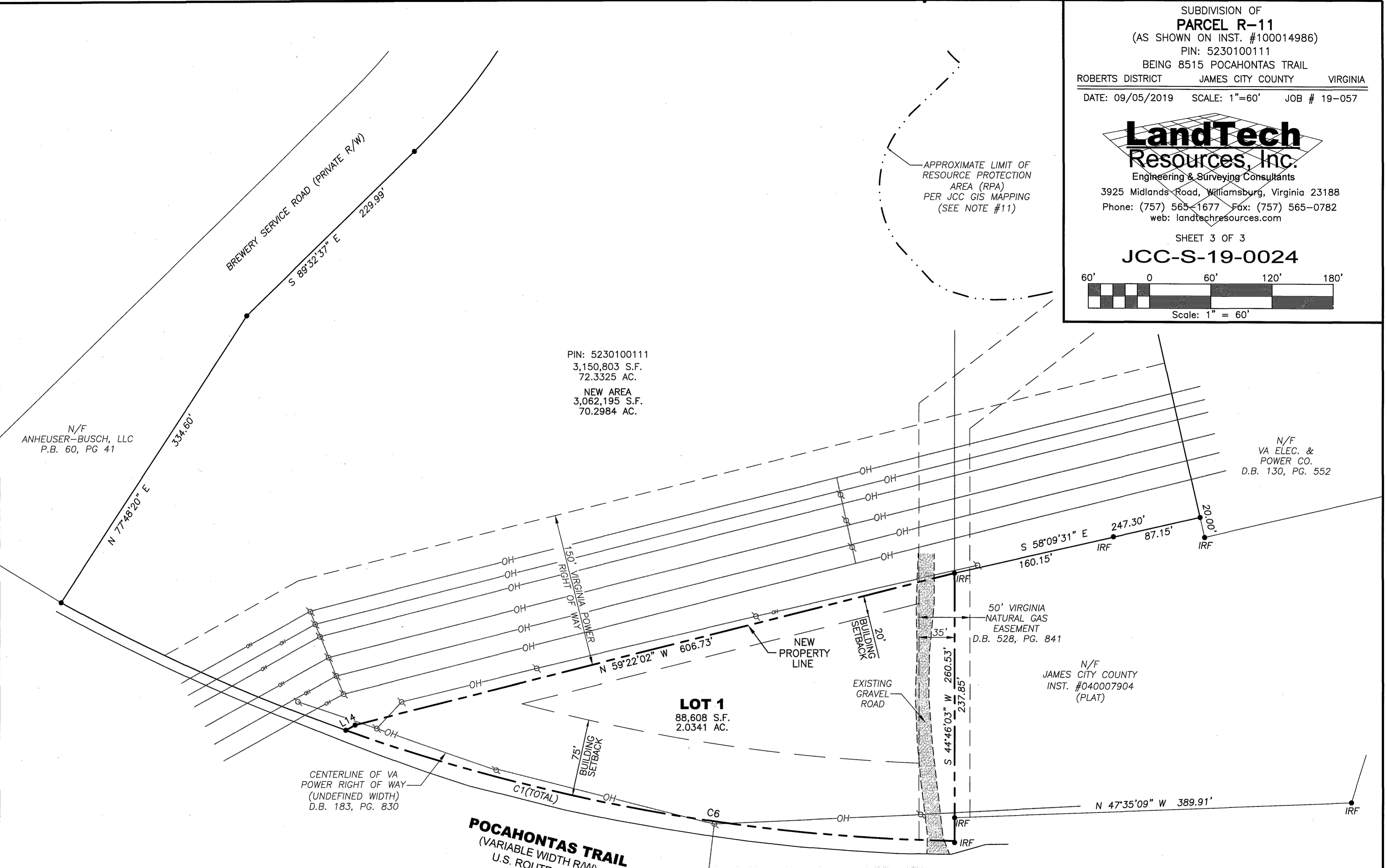
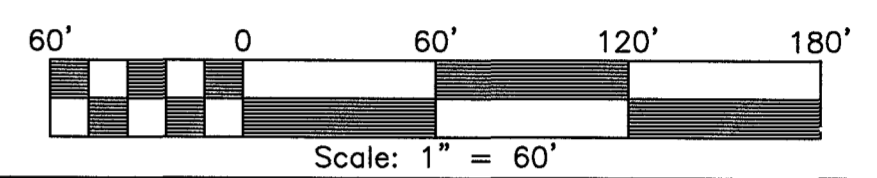
TOTAL AREA = 3,150,803 S.F. / 72.3325 AC.

200009019

SUBDIVISION OF
PARCEL R-11
 (AS SHOWN ON INST. #100014986)
 PIN: 5230100111
 BEING 8515 POCAHONTAS TRAIL
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 09/05/2019 SCALE: 1"=60' JOB # 19-057

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SHEET 3 OF 3
JCC-S-19-0024



PIN: 5230100111
 3,150,803 S.F.
 72.3325 AC.
 NEW AREA
 3,062,195 S.F.
 70.2984 AC.

N/F
 ANHEUSER-BUSCH, LLC
 P.B. 60, PG 41

N/F
 VA ELEC. &
 POWER CO.
 D.B. 130, PG. 552

LOT 1
 88,608 S.F.
 2.0341 AC.

CENTERLINE OF VA
 POWER RIGHT OF WAY
 (UNDEFINED WIDTH)
 D.B. 183, PG. 830

POCAHONTAS TRAIL
 (VARIABLE WIDTH R/W)
 U.S. ROUTE 60

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
June 23, 2020
 at 12:16 AM/PM, PB PG
 Document # 200009019
 MONA A. FOLEY, CLERK
Mon A Foley, Clerk

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN: 5230100111	3,150,803 S.F. / 72.3325 AC.	3,062,195 S.F. / 70.2984 AC.
LOT 1		88,608 S.F. / 2.0341 AC.

TOTAL AREA = 3,150,803 S.F. / 72.3325 AC.

NOTE:

PER STATE HIGHWAY COMMISSION PLANS APPROVED 12/19/1921
 THE DESIGN WIDTH OF THE U.S. ROUTE 60 R/W ADJACENT TO
 THIS PROPERTY WAS 50'. ROUTE 60 IS SHOWN AS A 50' R/W ON
 P.B. 33, PG. 35 & AS A 50' MINIMUM R/W ON P.B. 81, PG. 85.

LINE	BEARING	DISTANCE
L14	N 74°06'40" W	10.44'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C6	1,884.86'	609.71'	607.06'	N 35°02'57" W	18°32'02"

SUBDIVISION DETAIL
 (SEE OVERALL PARCEL SHEET 1)

3 Large/Small Plats Recorded
 herewith as 200009019

