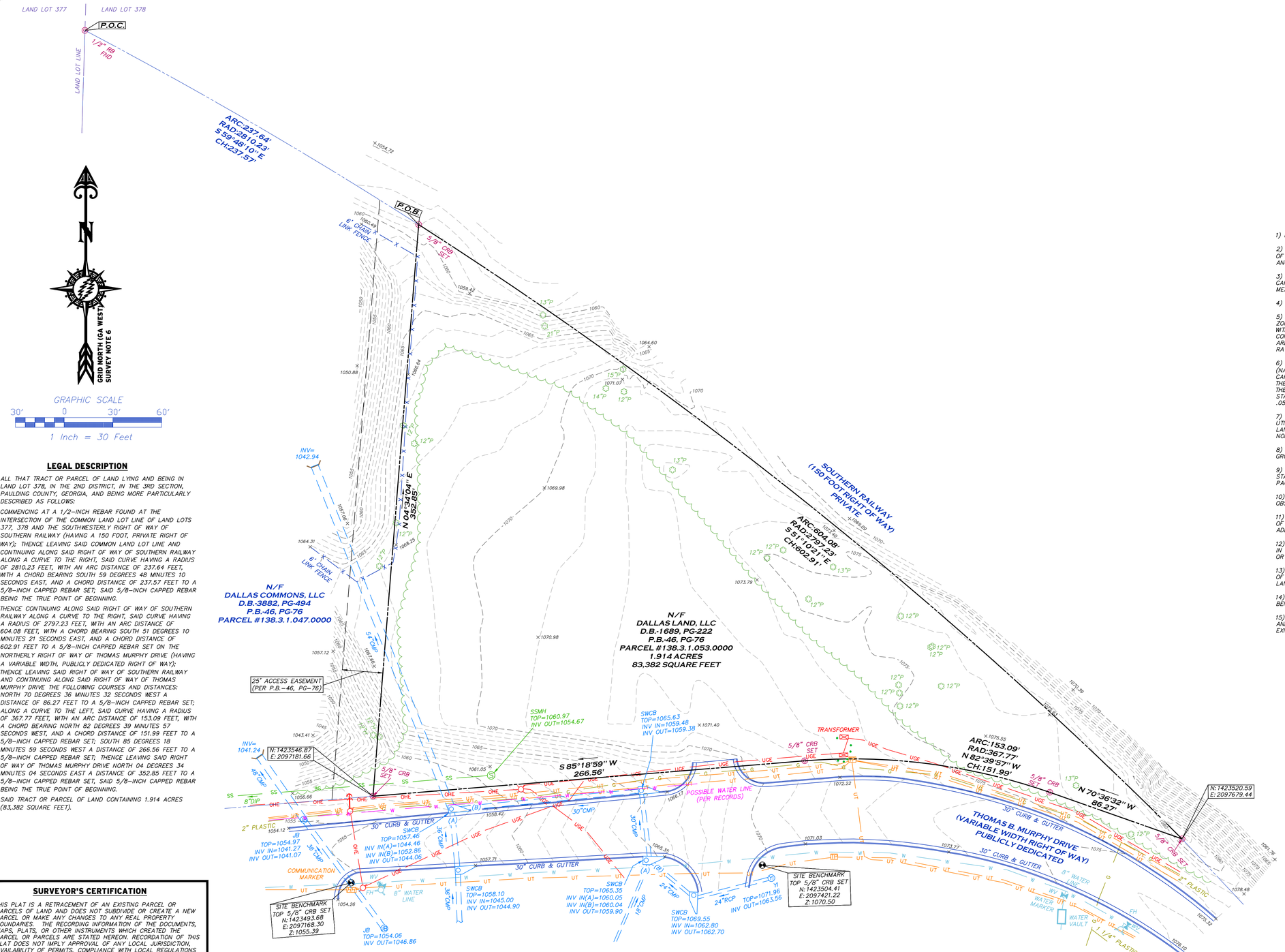

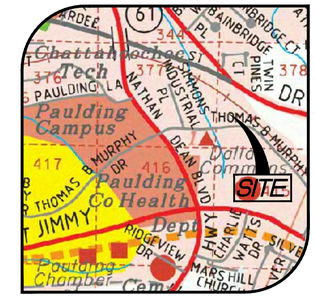

VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 29, 2025.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 35,647' WITH AN ANGULAR ERROR OF 3.22 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 401,355'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13223C0137C, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006, FOR COMMUNITY NUMBER 130147, IN PAULDING COUNTY UNINCORPORATED AREA, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 1689, PAGE 222, PAULDING COUNTY RECORDS.

10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

14) SUBJECT PROPERTY HAS DIRECT ACCESS TO THOMAS MURPHY DRIVE, BEING A PUBLICLY DEDICATED RIGHT OF WAY.

15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXISTS.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 378, IN THE 2ND DISTRICT, IN THE 3RD SECTION, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE COMMON LAND LOT LINE OF LAND LOTS 377, 378 AND THE SOUTHWESTERLY RIGHT OF WAY OF SOUTHERN RAILWAY (HAVING A 150 FOOT, PRIVATE RIGHT OF WAY); THENCE LEAVING SAID COMMON LAND LOT LINE AND CONTINUING ALONG SAID RIGHT OF WAY OF SOUTHERN RAILWAY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2810.23 FEET, WITH AN ARC DISTANCE OF 237.64 FEET, WITH A CHORD BEARING SOUTH 59 DEGREES 48 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 237.57 FEET TO A 5/8-INCH CAPPED REBAR SET; SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF SOUTHERN RAILWAY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2797.23 FEET, WITH AN ARC DISTANCE OF 604.08 FEET, WITH A CHORD BEARING SOUTH 51 DEGREES 10 MINUTES 21 SECONDS EAST, AND A CHORD DISTANCE OF 602.91 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE NORTHERLY RIGHT OF WAY OF THOMAS MURPHY DRIVE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY OF SOUTHERN RAILWAY AND CONTINUING ALONG SAID RIGHT OF WAY OF THOMAS MURPHY DRIVE THE FOLLOWING COURSES AND DISTANCES: NORTH 70 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE OF 86.27 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 367.77 FEET, WITH AN ARC DISTANCE OF 153.09 FEET, WITH A CHORD BEARING NORTH 82 DEGREES 39 MINUTES 57 SECONDS WEST, AND A CHORD DISTANCE OF 151.99 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 85 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 266.56 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY OF THOMAS MURPHY DRIVE NORTH 04 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 352.85 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.914 ACRES (83,382 SQUARE FEET).

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL No. 3489 LAND SURVEYOR ADAM THOMAS BRATTON

ADAM T. BRATTON GEORGIA RLS# 3489
DATE OF PLAT OR MAP: NOVEMBER 04, 2025

UTILITY CONTACTS

WATER
CITY OF DALLAS
404-427-0469

PAULDING COUNTY
678-224-4099

GAS
ATLANTA GAS LIGHT
470-366-6639

POWER
GEORGIA DOT
404-635-2800

GEORGIA POWER
404-506-6539

GREYSTONE POWER CORP
678-831-2444

COMMUNICATION
ATT / D
706-763-9207

COMCAST
678-708-7112

VERIZON BUSINESS
800-624-9675

PARKER FIBERNET, LLC
706-314-0154

PAULDING COUNTY DOT
770-628-6215

ZAYO FIBER SOLUTIONS
800-961-6500

SURVEY REFERENCES

1) REVISED SUBDIVISION PLAT OF DALLAS COMMONS, PREPARED BY KELLY PROFESSIONAL ASSOCIATES, INC, DATED MARCH 17, 2004 AND RECORDED IN PLAT BOOK 46, PAGE 76, PAULDING COUNTY RECORDS.

ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

LEGEND

	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
B.S.L.	BUILDING SETBACK LINE
	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
X X X	FENCE LINE
UT	UNDERGROUND TELEPHONE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
CO	CLEAN OUT
S	SANITARY SEWER MANHOLE
YI	YARD INLET
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
	FLOW DIRECTION
SWCB	SINGLE-WING CATCH BASIN
JB	JUNCTION BOX
TP	TELEPHONE PEDESTAL
HH	COMMUNICATIONS HAND HOLE
RB	REBAR
CRB	CAPPED REBAR
FND	FOUND
PM	POWER METER
	GUY WIRE
	UTILITY POLE
	LIGHT POLE
	SIGN
	BOLLARD
8"H	HARD WOOD TREE
8"P	PINE TREE

PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
CROSS DEVELOPMENT

BOUNDARY & TOPOGRAPHIC SURVEY OF:
150 THOMAS B. MURPHY DRIVE
DALLAS, GEORGIA 30132
PARCEL #138.3.1.053.0000

STATE: GEORGIA | COUNTY: PAULDING
LAND LOT: 378 | DISTRICT: 2ND | SECTION: 3RD

REVISIONS

DATE:	DESCRIPTION

PROFESSIONAL LAND SURVEYORS

DATE: NOVEMBER 04, 2025
JOB #: 255443
SCALE: 1"=30'
DRAWN BY: H. FISHER