



February 2, 2026

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation - City of Dallas:
Georgia Capital, LLC.; 35.633 acres, located along
the northwesterly and southwesterly sides of
Summerhill Road, and along a portion of the
northerly side of Jimmy Lee Smith Parkway, Tax
Parcel I.D. No. 147.1.2.002.0000;
147.1.3.008.0000; 147.1.3.010.0000, Land Lots
458; 459; 479, 2nd District, 3rd Section, Paulding
County, Georgia

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Georgia Capital, LLC. for annexation pursuant to application by 100% of landowners in accordance with O.C.G.A. §36-36-21 for certain property owned by the Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; and Mike J. Pope, identified as Paulding County Tax Parcel Numbers 147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000 and hereinafter described.

Annexation Tract 1

All that tract or parcel of land lying and being in Land Lot 458 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; from point thus established and running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 84.29 feet, (said curve having a radius of 775.00 feet, with a chord bearing of South 33° 04' 55" West, and a chord length of 84.25 feet) to a point; thence running along a curve to the right an arc length of 203.00 feet, (said curve having a radius of 5440.00 feet, with a chord bearing of South 32° 42' 30" West, and a chord



length of 202.99 feet) to a point; thence running along a curve to the right an arc length of 167.80 feet, (said curve having a radius of 4240.00 feet, with a chord bearing of South 34° 03' 40" West, and a chord length of 167.79 feet) to a point; thence running along a curve to the left an arc length of 266.06 feet, (said curve having a radius of 1540.00 feet, with a chord bearing of South 31° 32' 26" West, and a chord length of 265.72 feet) to a point; thence South 27° 10' 21" West a distance of 81.44 feet to a point; thence running along a curve to the right an arc length of 218.85 feet, (said curve having a radius of 765.00 feet, with a chord bearing of South 36° 25' 01" West, and a chord length of 218.10 feet) to a 1/2" rebar found; thence North 64° 38' 11" West a distance of 207.36 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 457 & 458; thence running along said Land Lot line North 01° 10' 42" East a distance of 867.64 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.409 Acres (453,438 Square Feet).

Annexation Tract 2

All that tract or parcel of land lying and being in Land Lot 458, 459 & 479 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along a tie line South 71° 59' 28" East a distance of 63.44 feet to a point on the southeasterly Right of Way of Summerhill Road, said point lying in the centerline of a creek and being the TRUE POINT OF BEGINNING, thence from point thus established and leaving said Right of Way and running along said creek the following courses: thence South 65° 38' 18" East a distance of 11.94 feet to a point; thence North 69° 17' 02" East a distance of 8.65 feet to a point; thence South 44° 29' 53" East a distance of 5.91 feet to a point; thence South 88° 00' 18" East a distance of 13.41 feet to a point; thence South 56° 32' 26" East a distance of 21.84 feet to a point; thence South 60° 28' 33" East a distance of 52.77 feet to a point; thence South 64° 41' 00" East a distance of 104.59 feet to a point; thence South 56° 15' 30" East a distance of 13.88 feet to a point; thence South 27° 47' 01" East a distance of 14.55 feet to a point; thence South 08° 05' 54" East a distance of 8.64 feet to a point; thence South 50° 09' 13" East a distance of 22.40 feet to a point; thence South 64° 01' 26" East a distance of 52.19 feet to a point; thence South 03° 44' 22" East a distance of 16.49 feet to a point; thence South 52° 54' 39" East a distance of 12.53 feet to a point; thence South 24° 40' 18" East a distance of 32.81 feet to a point; thence South 46° 58' 19" East a distance of 18.83 feet to a point; thence South 30° 16' 04" East a distance of 14.35 feet to a point; thence South 57° 31' 13" East a distance of 17.57 feet to a point; thence South 69° 23' 40" East a distance of 15.91 feet to a point; thence South 80° 06' 20" East a distance of 21.70 feet to a point; thence South 76° 26' 10" East a distance of 20.14 feet to a point; thence South 81° 41' 17" East a distance of 10.36 feet to a point; thence



South 78° 16' 17" East a distance of 8.54 feet to a point; thence South 51° 36' 07" East a distance of 14.62 feet to a point; thence South 21° 55' 19" East a distance of 31.86 feet to a point; thence South 48° 05' 59" East a distance of 21.90 feet to a point; thence South 84° 07' 26" East a distance of 20.70 feet to a point; thence leaving said Land Lot line South 47° 41' 09" East a distance of 72.19 feet to a point on the Land Lot line common to Land Lots 458 & 459; thence running along said Land Lot line South 00° 32' 27" West a distance of 618.61 feet to an iron pin set; thence leaving said Land Lot line North 87° 52' 52" East a distance of 208.82 feet to an iron pin set; thence South 00° 34' 06" West a distance of 178.69 feet to a point; thence South 88° 05' 17" West a distance of 229.58 feet to a point; thence South 01° 04' 53" East a distance of 30.28 feet to a point; thence South 01° 04' 53" East a distance of 51.08 feet to a point; thence North 89° 25' 24" West a distance of 641.23 feet to a point; thence North 89° 25' 24" West a distance of 571.37 feet to a point; thence North 00° 24' 27" East a distance of 33.62 feet to an iron pin set on the Land Lot Line common to Land Lots 458 and 479; thence running along said Land Lot Line South 89° 44' 42" West a distance of 28.75 feet to a 1/2" rebar found; thence leaving said Land Lot Line North 00° 34' 52" East a distance of 7.42 feet to a 1/2" rebar found; thence North 01° 50' 53" East a distance of 163.39 feet to a 3" open top pipe found at the aforementioned southeasterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 221.06 feet, (said curve having a radius of 2410.00 feet, with a chord bearing of North 47° 10' 43" East, and a chord length of 220.99 feet) to a point; thence running along a curve to the left an arc length of 236.57 feet, (said curve having a radius of 825.00 feet, with a chord bearing of North 36° 23' 51" East, and a chord length of 235.76 feet) to a point; thence North 27° 10' 21" East a distance of 82.28 feet to a point; thence running along a curve to the right an arc length of 256.66 feet, (said curve having a radius of 1480.00 feet, with a chord bearing of North 31° 32' 52" East, and a chord length of 256.34 feet) to a point; thence running along a curve to the left an arc length of 170.41 feet, (said curve having a radius of 4300.00 feet, with a chord bearing of North 34° 04' 07" East, and a chord length of 170.40 feet) to a point; to the left an arc length of 205.69 feet, (said curve having a radius of 5500.00 feet, with a chord bearing of North 32° 42' 05" East, and a chord length of 205.68 feet) to a point; thence running along a curve to the right an arc length of 98.43 feet, (said curve having a radius of 715.00 feet, with a chord bearing of North 33° 50' 29" East, and a chord length of 98.35 feet) to the TRUE POINT OF BEGINNING. Said tract contains 25.224 Acres (1,098,768 Square Feet).

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for



THE CITY OF
DALLAS
GEORGIA

CITY OF DALLAS, GEORGIA
Office of Community Development
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

this property within the City of Dallas is TH-Townhome District and C-2 Medium-Density Commercial District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

Enclosure: Application Form – Exhibit A
Site Plan – Exhibit B
Site Survey – Exhibit C
Legal Description – Exhibit D
Property Deed – Exhibit E
Property Tax Receipt – Exhibit F
Surrounding Property Owner List – Exhibit G
Surrounding Property Owner Map – Exhibit H