

ANNEXATION ORDINANCE
A-2025-01
DAVID PEARSON COMMUNITIES, INC
(Application #A-2025-01)

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt ordinances and/or to amend existing ordinances;
AND

WHEREAS, The Mayor and Council has the responsibility to provide for the public health, safety and welfare by the control and efficient adoption of Ordinances within the City of Dallas, Georgia which includes the responsibility to provide Ordinances dealing with annexation and zoning by the Mayor and Council of the City of Dallas, Georgia in carrying out their official duties as members of the Municipal Governing Authority of the City of Dallas, Georgia;
AND

WHEREAS, DAVID PEARSON COMMUNITIES, INC., did submit to the Governing Authority of the City of Dallas, Georgia, a written and signed application requesting that certain property owned by DAVID PEARSON COMMUNITIES, INC., as hereinafter described, be annexed within the corporate limits of the City of Dallas, Georgia; **AND**

WHEREAS, The Mayor and Council of the City of Dallas, Georgia has determined that it is in the best interest of the City of Dallas and its citizens that such property should be annexed within the corporate limits of the City of Dallas, Georgia; **AND**

WHEREAS, Such property owned by DAVID PEARSON COMMUNITIES, INC., as hereinafter described, is contiguous to the existing corporate limits of the City of Dallas, Georgia; **NOW**

THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia that the following described property is hereby annexed to within the corporate limits of the City of Dallas, Georgia with the Zoning Classification of R-2 – URBAN SINGLE - FAMILY RESIDENTIAL, with stipulations:

SECTION I. ANNEXED PROPERTY LEGAL DECRPTION.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 586, 638, 639, 640, 658, 659, 710, 711, 730 AND 731 OF THE 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA, CONTAINING 318.428 ACRES, AS PER THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR COLE LAKE HOLDINGS, LLC, DATED JUNE 04, 2024, PREPARED BY CENTERLINE SURVEYING AND LAND PLANNING, INC., BEARING THE SEAL AND CERTIFICATION OF CHARLES C. FRANKLIN, GEORGIA REGISTERED LAND SURVEYOR NO, 2143, SAID SURVEY BEING INCORPORATED HEREIN FOR A MORE COMPLETE DELINEATION OF SUBJECT PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND (1" OPEN TOP PIPE) LOCATED AT THE INTERSECTION OF THE COMMON CORNER OF LAND LOTS 566, 567, 586 AND 587; THENCE RUNNING ALONG THE COMMON LINE OF LAND LOTS 586 AND 587, S00°14'01"E FOR A DISTANCE OF 1,367.60 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE) AT A POINT AND CORNER LOCATED AT THE INTERSECTION OF LAND LOTS 586, 587, 638 AND 639; THENCE RUNNING ALONG THE COMMON LINE OF LAND LOTS 587 AND 638, S89°43'31"E FOR A DISTANCE OF 1,201.65 FEET TO AN IRON PIN SET (#4 REBAR W/CAP) AT A POINT AND CORNER LO CATED AT THE INTERSECTION OF LAND LOTS 587, 588, 637 AND 638; THENCE RUNNING ALONG THE COMMON LINE OF LAND LOTS 637 AND 638, S00°16'00"W FOR A DISTANCE OF 1,325.32 FEET

TO AN IRON PIN FOUND (#4 REBAR) LOCATED AT THE SOUTHEAST CORNER OF LAND LOT 638 (SAID CORNER BEING COMMON TO LAND LOTS 637, 638, 659 AND 660); THENCE S00°31'16"W ALONG THE EASTERLY LINE OF LAND LOTS 659 AND 710 FOR A DISTANCE OF 2,635.97 FEET TO AN IRON PIN FOUND (#4 REBAR) AT A POINT AND CORNER; THENCE DEPARTING THE EASTERLY LINE OF LAND LOT 710 AND PROCEEDING 873°55'47"W FOR A DISTANCE OF 89.30 FEET TO AN IRON PIN FOUND (#4 REBAR) AT A POINT AND CORNER LOCATED ON THE COMMON LINE OF LAND LOTS 710 AND 731; THENCE N85°38'36"W ALONG SAID COMMON LINE OF LAND LOTS 710 AND 731 FOR A DISTANCE OF 963.26 FEET TO AN IRON PIN FOUND (#4 REBAR) AT A POINT AND CORNER; THENCE DEPARTING SAID LAND LOT LINE AND PROCEEDING S34°21'18" W FOR A DISTANCE OF 279.09 FEET TO AN IRON PIN FOUND (#4 REBAR) AT A POINT AND CORNER LOCATED ON THE EASTERLY LINE OF LAND LOT 730 (SAID LINE BEING COMMON TO LAND LOTS 730 AND 731); THENCE S01°18'16"W ALONG THE COMMON LINE OF LAND LOTS 730 AND 731 FOR A DISTANCE OF 1,037.77 FEET TO AN IRON PIN FOUND (V4 REBAR) AT A POINT AND CORNER LOCATED AT THE INTERSECTION OF LAND LOTS 730, 731, 782 AND 783; THENCE N89°41'25"W ALONG THE SOUTHERLY LINE OF LAND LOT 730 (SAID LINE BEING COMMON TO LAND LOTS 730 & 783) FOR A DISTANCE OF 625.96 FEET TO AN IRON PIN SET (A REBAR W/CAP) AT A POINT AND CORNER LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60' R/W); THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION ALONG THE EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60' R/W) THE FOLLOWING COURSES AND DISTANCES: 283.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1266.19 FEET AND BEING SUBTENDED BY A CHORD OF N02°14'43"W, 282.86 FEET TO A POINT; THENCE 170.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 444.12 FEET AND BEING SUBTENDED BY A CHORD OF N21°53'40"W, 169.76 FEET TO A POINT; THENCE N30°51'22"W FOR A DISTANCE OF 124.57 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND PROCEED N01°33'09"E FOR A DISTANCE OF 70.38 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N04°10'14"E FOR A DISTANCE OF 141.10 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N05°26'10"E FOR A DISTANCE OF 35.36 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N08°3'02"E FOR A DISTANCE OF 59.26 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N05°45'31"E FOR A DISTANCE OF 44.32 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N04°01'04"E FOR A DISTANCE OF 52.28 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N03°2'00"E FOR A DISTANCE OF 30.89 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N009°3'56"E FOR A DISTANCE OF 56.47 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N 07°01'28"W FOR A DISTANCE OF 33.17 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N14°34'09"W FOR A DISTANCE OF 58.89 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N12°54'11 "W FOR A DISTANCE OF 70.22 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N01°36'25"E FOR A DISTANCE OF 55.34 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE) AT A POINT AND CORNER LOCATED ON THE SOUTHERLY LINE OF LAND LOT 711 (SAID LINE BEING COMMON TO LAND LOTS 711 AND 730); THENCE N89°37'36" W ALONG SAID SOUTHERLY LINE OF LAND LOT 711 (SAID LINE BEING COMMON TO LAND LOTS 711 AND 730) FOR A DISTANCE OF 623.19 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE) AT A POINT AND CORNER LOCATED AT THE INTERSECTION OF LAND LOTS 711, 712, 729 AND 730; THENCE N03°34'36"E ALONG THE WESTERLY LINE OF LAND LOT 711 (SAID LINE BEING COMMON TO LAND LOTS 711 AND 712) FOR A DISTANCE OF 1,349.80 FEET TO A 60 PENNY NAIL FOUND IN A ROCK LOCATED AT THE COMMON INTERSECTION OF LAND LOTS 657, 658, 711 AND 712; THENCE N01°15'53"W ALONG THE WESTERLY LINE OF LAND LOT 658 (SAID LINE BEING COMMON TO LAND LOTS 657 & 658) FOR A DISTANCE OF 1,298.42 FEET TO AN IRON PIN FOUND (#4 REBAR) AT A POINT AND CORNER LOCATED AT THE COMMON INTERSECTION OF LAND LOTS 639, 640, 657 AND 658; THENCE N89°04'35"W ALONG THE SOUTHERLY LINE OF LAND LOT 640 (SAID LINE BEING COMMON TO LAND LOTS 640 AND 657) FOR A DISTANCE OF 984.28 FEET TO AN IRON PIN FOUND (#4 REBAR) AT A POINT AND CORNER LOCATED AT THE EASTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60' R/W); THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION ALONG THE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60' R/W) THE FOLLOWING COURSES AND DISTANCES: N35°41'33"E FOR A DISTANCE OF 303.71 FEET TO A POINT; THENCE 382.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3367.23 FEET AND BEING SUBTENDED BY A CHORD OF N35°24'10"E, A DISTANCE OF 382.21 FEET TO A POINT; THENCE 341.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 372.29 FEET AND BEING SUBTENDED BY A CHORD OF N08°28'52"E, 329.29 FEET TO A POINT; THENCE N16°34'51"W FOR A DISTANCE OF 100.22 FEET TO A POINT; THENCE 248.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 320.27 FEET AND BEING SUBTENDED BY A CHORD OF N04°08'29"E, 242.07 FEET TO A POINT; THENCE N22°40'36"E FOR A DISTANCE OF 136.19 FEET TO AN IRON PIN SET (#4 REBAR W/CAP) AT A POINT AND CORNER LOCATED ON THE NORTHERLY LINE OF LAND LOT 640 (SAID LINE BEING COMMON TO LAND LOTS 585 AND 640); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND PROCEEDING S 89°05'37"E ALONG THE NORTHERLY LINE OF

LAND LOT 640 (SAID LINE BEING COMMON TO LAND LOTS 585 AND 640) FOR A DISTANCE OF 473.02 FEET TO AN IRON PIN FOUND (#4 REBAR) AT A POINT AND CORNER LOCATED AT THE INTERSECTION OF LAND LOTS 585, 586, 639 AND 640; THENCE NO 1°06'48"W ALONG THE WESTERLY LINE OF LAND LOT 586 (SAID LINE BEING COMMON TO LAND LOTS 585 AND 586) FOR A DISTANCE OF 1,284.91 FEET TO AN IRON PIN FOUND (1 INCH "r POST) AT A POINT AND CORNER LOCATED AT THE INTERSECTION OF LAND LOTS 585, 586, 567 AND 568; THENCE N89°31'19"E ALONG THE NORTHERLY LINE OF LAND LOT 586 (SAID LINE BEING COMMON TO LAND LOTS 567 AND 586) FOR A DISTANCE OF 1,428.42 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE) LOCATED AT THE NORTHEAST CORNER OF LAND LOT 586 AND THE **POINT OF BEGINNING**.

SAID TRACT IF LAND BEING DESCRIBED ABOVE HAVING AN AREA OF 318.428 ACRES.

SECTION II. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION III. SEVERABILITY CLAUSE, If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION IV. EFFECTIVE DATE, Following passage and approval of this ordinance by the Mayor and City Council, this ordinance shall be effective on and after _____, 2025

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORIGA, THIS THE ____ DAY OF _____, 2025.

L. James Kelly, Mayor

James R. Henson, Councilmember

Candace Callaway, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

Tina Clark, City Clerk of the City of Dallas, GA

Date