



# ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application #

Hearing Dates: PC: 5-22-25 CC: 6-2-25

A-2025-01

2-2025-01

OFFICE USE:

Date Stamp

2/21/2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: DAVID PEARSON Communities, Inc. Business phone: 770-321-5032 Cell: 770-294-1974

Address: 2000 FIRST DR., STE 400 Home phone: 770-321-5032

City: MARIETTA State: GA Zip: 30062 Fax phone: N/A

E-mail address: DOUG@DAVIDPEARSONCOMMUNITIES.COM

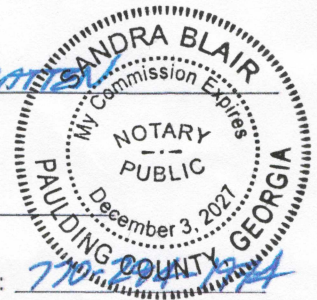
BY: [Signature] Director of Land Development

Printed Name of Signatory DOUG PATTEN

Signed, sealed and delivered in the presence of:

[Signature] Sandra Blair Notary Public

12-3-27 Date Notary Commission Expires



Representative: DOUG PATTEN Phone: 770-294-1974 Cell: 770-294-1974

Address: 2000 FIRST DR. STE 400 City: MARIETTA State: GA Zip: 30062

E-mail address: DOUG@DAVIDPEARSONCOMMUNITIES.COM Fax phone: N/A

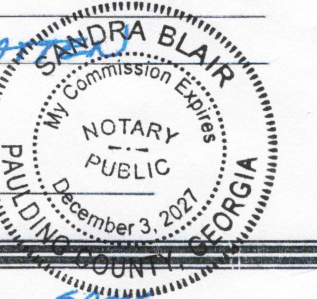
Representative's Signature [Signature]

Printed Name of Signatory DOUG PATTEN

Signed, sealed and delivered in the presence of:

[Signature] Sandra Blair Notary Public

12-3-27 Date Notary Commission Expires



\*See Attached Authorization Letter

Titleholder: COLE LAKE HOLDINGS, LLC Business phone: 770-321-5032 Home phone: SAME

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 2000 FIRST DR., STE 400 City: MARIETTA State: GA Zip: 30062

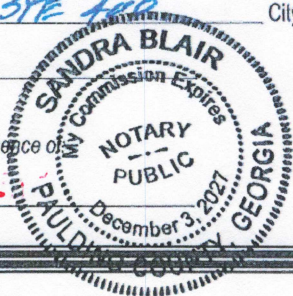
BY: [Signature] Manager

Printed Name of Signatory DAVID PEARSON

Signed, sealed and delivered in the presence of:

[Signature] Sandra Blair Notary Public

12-3-27 Date Notary Commission Expires



## Property Information

Present Zoning Classification: R-2 (County)

Requested Zoning Classification: R-2(CITY)

Total Acreage of Zoning/Rezoning Application: 318.428

Acreage of Titleholder: 318.428

Land Lot(s): 586, 638, 639 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 170.2.3.001.0000

Location of Property: 710, 711, 730 & 731 3027 COLE LAKE ROAD

Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): 670 SINGLE FAMILY DETACHED RESIDENTIAL UNITS W/ INDIVIDUAL PHASES

Filed with City: 02/21/2025 (Date) [Signature] Community Development (Signature)

City of Dallas Planning Commission Recommendation: Approve X Disapprove No recommendation

Conditions, reasons, stipulations: Denial of the annexation request; If annexation recommendation to deny is overturned by council. PC recommends R-2 (city), 2.1 max density per acre, apply all staff recommendations and stipulations.

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations:





## Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

X / We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks.  
X / We (Cross Out One) hereby certify there are / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

X / We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. X / We (Cross Out One) hereby certify there is / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

X   
Signature of Applicant/Representative

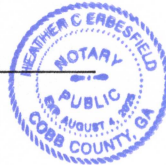
Date

10-19-24

DAVID PEARSON  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Heath C. Ebbett  
Notary Public Signature



Aug 4, 2025  
Commission Expiration

\_\_\_\_\_  
Signature of Applicant/Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Commission Expiration



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~~xx~~ We ~~(Cross Out One)~~ hereby certify there ~~are~~ / are not ~~(Cross Out One)~~ any such assets. If any exist, documentation must be provided with the application. to the best of our knowledge, information and belief.

~~xx~~ We ~~(Cross Out One)~~ have investigated the site as to the existence of any cemetery located on the property. ~~xx~~ We ~~(Cross Out One)~~ hereby certify there ~~is~~ / is not ~~(Cross Out One)~~ such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission. to the best of our knowledge, information, and belief.

DAVID PEARSON COMMUNITIES, INC.

BY: W. Patten

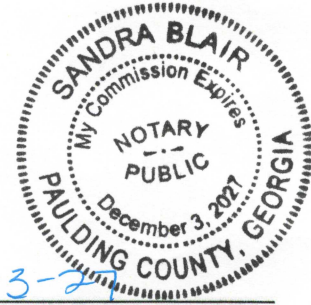
Signature of Applicant/Representative  
Director of Land Development

Date 10-4-24

DOUG PATTEN  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Sandra Blair  
Notary Public Signature



12-3-21  
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration





## Applicant / Representative Attendance Required

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MOORE INGRAM JOHNSON & STEELE, LLP

BY: J. Kevin Moore

November 5, 2024

Signature of Applicant/Representative

Date

J. Kevin Moore

Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Carolyn E. Cook

Notary Public Signature

January 10, 2027

Commission Expiration



Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



# Disclosure Statement

(Required by O.C.G.A. 36-67A)



David Pearson Communities, Inc.

XX(we), DOUG PATTEN, do hereby certify that, to the best of ~~my~~(our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

Not Applicable.

David Pearson Communities, Inc.

I(we), DOUG PATTEN, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

Not Applicable.

DAVID PEARSON COMMUNITIES, INC.

BY:

Applicant

Doug Patten

Director of Land Development

Date

10-4-24



# Disclosure Statement

(Required by O.C.G.A. 36-67A)



Cole Lake Holdings, LLC

xx(we), DAVID PEARSON, do hereby certify that, to the best of ~~xxx~~ (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

Not Applicable.

Cole Lake Holdings, LLC

xx(we), DAVID PEARSON, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

Not Applicable.

COLE LAKE HOLDINGS, LLC

BY:

Applicant Owner

David Pearson, Manager

10-4-24  
Date



**Disclosure Statement**  
**(Required by O.C.G.A. 36-67A)**



Moore Ingram Johnson & Steele, LLP

~~XX~~(we), J. Kevin Moore, do hereby certify that, to the best of ~~my~~ (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

Not Applicable.

Moore Ingram Johnson & Steele, LLP

~~XX~~(we), J. Kevin Moore, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

Not Applicable.

MOORE INGRAM JOHNSON & STEELE, LLP

November 5, 2024

Date

BY: 

Applicant/Owner Representative

J. Kevin Moore, GA Bar No. 519728

Attorneys for Applicant and

Titleholder



# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP  
WWW.MIJS.COM

**MARIETTA, GEORGIA**  
EMERSON OVERLOOK  
326 ROSWELL STREET  
SUITE 100  
MARIETTA, GEORGIA 30060  
TELEPHONE (770) 428-1499

**KNOXVILLE, TENNESSEE**  
408 N. CEDAR BLUFF ROAD  
SUITE 500  
KNOXVILLE, TENNESSEE 37923  
TELEPHONE (865) 692-9039

**JACKSONVILLE, FLORIDA**  
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SUITE 401  
JACKSONVILLE, FLORIDA 32256  
TELEPHONE (904) 428-1465

**BRENTWOOD, TENNESSEE**  
12 CADILLAC DRIVE  
SUITE 200  
BRENTWOOD, TENNESSEE 37027  
TELEPHONE (615) 425-7347

**LEXINGTON, KENTUCKY**  
2408 SIR BARTON WAY  
SUITE 375  
LEXINGTON, KY 40509  
TELEPHONE (859) 309-0026

**ORLANDO, FLORIDA**  
390 N. ORANGE AVENUE  
SUITE 625  
ORLANDO, FLORIDA 32801  
TELEPHONE (407) 367-6233

**HARRISBURG, PENNSYLVANIA**  
101 ERFORD ROAD  
SUITE 300  
CAMP HILL, PA 17011  
TELEPHONE (717) 790-2854

February 13, 2025

*Via E-mail to [brakestraw@dallas-ga.gov](mailto:brakestraw@dallas-ga.gov)*  
*and Hand Delivery*

Mr. Brandon Rakestraw  
Community Development Director  
City of Dallas  
129 East Memorial Drive  
Dallas, Georgia 30132

## **LETTER OF INTENT**

(Revised February 13, 2025)

RE: Applications for Annexation and Rezoning from R-2 (Paulding County) to R-2 (City of Dallas) for property located at 3097 Cole Lake Road, Paulding County, Georgia (hereinafter "Property" or "Subject Property")

Dear Mr. Rakestraw:

The proposed development by Applicant of approximately 318.64 acres for a high-quality, residential, single-family community is designed to incorporate significant active and passive amenities for the proposed six hundred seventy (670) new homes. The Subject Property is encumbered with multiple streams and a lake. These natural resources, however, would be largely protected and preserved by virtue of the community design and layout which place a substantial portion of these areas in permanently protected open space. In addition, Applicant proposes other areas set aside for open space parks in order to provide for an abundance of both landscaped park-like settings; as well as, natural park features to benefit future homeowners.

The R-2 zoning district does not require that natural resources and environmentally sensitive areas be set aside or designated as permanently protected open space areas. Rather, such areas can be located within residential lots so long as required buffers are included. Applicant, however, believes the more beneficial approach to protecting these natural resources is to place a substantial portion of these areas in fully protected open space which will be owned and maintained by a robust homeowners' association with strong covenants. Applicant's proposed site plan and design therefore is consistent with expressed goals of the Paulding County-City of Dallas Comprehensive Land Use Plan for this area, which designates the Property as being within a "Residential" future land use and a "Community Residential Character Area."



# MOORE INGRAM JOHNSON & STEELE

Mr. Brandon Rakestraw  
Community Development Director  
City of Dallas  
Page 2 of 2  
February 13, 2025

Further, due to the overall size of the community, Applicant is proposing two separate active amenity areas along with vast walking trails and passive parks. Applicant is providing a more creative, overall layout which incorporates the goal of open space preservation. In addition, the streams and lake provide substantial topographical and environmental hardships which are far better addressed through preservation and permanent protection. Applicant is agreeable to the new R-2 zoning district and presents a plan with no requested variances.

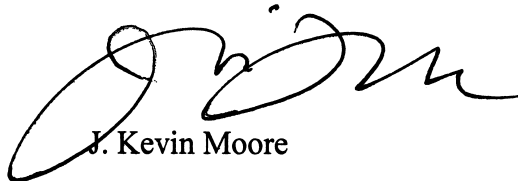
As stated, the Paulding County-City of Dallas Comprehensive Land Use Plan designates the Property as being within a Residential future land use and a Community Residential Character Area. The requested zoning district of R-2 is an expressly permissible zoning district for these land use designations. Furthermore, the stated goals of these land use designations encourage single family, subdivision development, at densities consistent with Applicant's proposal with the preservation of natural resources likewise designed and proposed by Applicant. Accordingly, the Application is wholly consistent with the Land Use Plan and future development envisioned by adopted policies and plans of the City of Dallas and Paulding County.

Due to these factors, Applicant respectfully requests approval of the proposed zoning.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc



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101 ERFORD ROAD  
SUITE 300  
CAMP HILL, PA 17011  
TELEPHONE (717) 790-2854

November 5, 2024

Mr. Ron Johnson, Director  
City of Dallas Community Development  
Planning and Zoning Division  
200 Main Street  
Dallas, Georgia 30132

RE: Applications for Annexation and Rezoning by David Pearson Communities, Inc. of 318.425 acres, more or less, owned by Cole Lake Holdings, LLC located off Cole Lake Road, Land Lots 586, 638, 639, 640, 658, 659, 710, 711, 730, and 731, 2<sup>nd</sup> District, 3<sup>rd</sup> Section, Paulding County, Georgia (hereinafter "Property" or "Subject Property")

Dear Mr. Johnson:

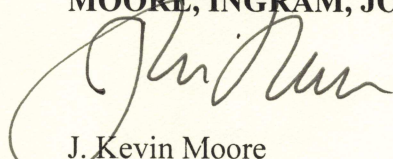
Please accept this correspondence as official notification of the representation by the undersigned and this firm of the Applicant, David Pearson Communities, Inc., and Property Owner, Cole Lake Holdings, LLC, in the above-referenced Applications for Annexation and Rezoning. We will, therefore, be representing the interests of the Applicant and Property Owner during the pendency of the Applications, including, but not limited to, discussions and meetings with County Staff and Officials; as well as at work sessions and hearings before the City of Dallas Planning Commission and Mayor and City Council. As set forth by the executions below, Applicant and Property Owner agree to and approve of this representation.

If you should have any questions or require additional documentation or information as to our representation of Applicant and Owner, please do not hesitate to contact me.

With kindest regards, I remain

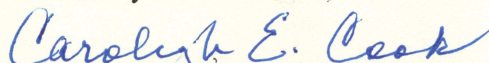
Very truly yours,

**MOORE, INGRAM, JOHNSON & STEELE, LLP**

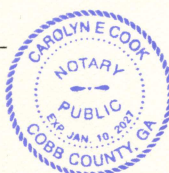


J. Kevin Moore

Sworn to and subscribed before me,  
this 5<sup>th</sup> day of November, 2024



Notary Public, State of Georgia  
My Commission Expires: January 10, 2027





**MOORE INGRAM JOHNSON & STEELE**

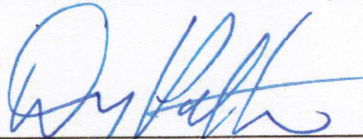
Mr. Ron Johnson, Director  
City of Dallas Community Development  
Planning and Zoning Division

Page 2 of 2

November 5, 2024

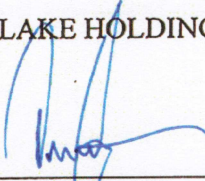
**Agreed to and approved by as to Applicant:**

DAVID PEARSON COMMUNITIES, INC.

BY:   
\_\_\_\_\_  
Doug Patten  
Director of Land

**Agreed to and approved by as to Owner:**

COLE LAKE HOLDINGS, LLC

BY:   
\_\_\_\_\_  
David Pearson  
Manager



\_\_\_\_\_  
Notary Public, State of Georgia

My Commission Expires: January 10, 2027





## **ATTACHMENT TO ZONING/REZONING APPLICATION**

Application No.: A-2025-01 AND Z-2025-01  
Hearing Dates: PLANNING COMMISSION - MAY 22, 2025 @ 6 PM  
CITY COUNCIL - JUNE 2, 2025 @ 5:15 PM

**Applicant:** David Pearson Communities, Inc.  
**Titleholder:** Cole Lake Holdings, LLC

**Applicant:** David Pearson Communities, Inc.  
2000 First Drive, Suite 400  
Marietta, Georgia 30062  
Doug Patten, Director of Land Development  
(770) 294-1974 (Cell)  
(770) 321-5032 (Office)  
E-mail: [doug@davidpearsoncommunities.com](mailto:doug@davidpearsoncommunities.com)

**Titleholder:** Cole Lake Holdings, LLC  
2000 First Drive, Suite 400  
Marietta, Georgia 30062  
David Pearson, Manager  
(770) 321-5032 (Office)  
E-mail: [david@davidpearsoncommunities.com](mailto:david@davidpearsoncommunities.com)

**Applicant's and Owner's  
Representative:** J. Kevin Moore, Esq.  
Moore Ingram Johnson & Steele, LLP  
Attorneys at Law  
Emerson Overlook  
326 Roswell Street  
Marietta, Georgia 30060  
(770) 429-1499 (Office)  
(770) 429-8631 (Telefax)  
E-mail: [jkm@mijs.com](mailto:jkm@mijs.com)



## ATTACHMENT TO ZONING/REZONING APPLICATION

Application No.: A-2025-01 AND 2-2025-01

Hearing Dates: Planning Commission - May 22, 2025  
City Council - June 2, 2025

### **BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF DALLAS, GEORGIA**

#### **CONSTITUTIONAL CHALLENGE** **ATTACHMENT TO ZONING/REZONING APPLICATION**

COME NOW, Applicant, DAVID PEARSON COMMUNITIES, INC. (hereinafter referred to as "Applicant"), and Property Owner, COLE LAKE HOLDINGS, LLC (hereinafter referred to as "Owner" or "Property Owner"), and assert the following:

1.

By Zoning/Rezoning Application submitted to the City of Dallas Community Development Department, Applicant and Property Owner applied for annexation and rezoning of certain real property, located within unincorporated Paulding County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or "Subject Property").

2.

The Application for Rezoning of the Property seeks rezoning from the existing zoning category of R-2, under and pursuant to the "The Unified Development Ordinance of Paulding County, Georgia" (hereinafter "UDO of Paulding County"), to R-2, as established by the governing authority of the City of Dallas, Georgia, under and pursuant to the Code of Ordinances of the City of Dallas, Georgia, as amended, being hereinafter referred to as the "Code of Ordinances of the City of Dallas."

3.

As to the current R-2 zoning category and the Property located within unincorporated Paulding County, Georgia, the UDO of Paulding County and the Code of Ordinances of the City of Dallas (collectively the "Ordinances"), are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Property Owner of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-2 zoning category, as it presently exists, together with any intervening zoning categories between the existing R-2 zoning category (Paulding County) and the requested R-2 zoning category (City of Dallas), violates the Applicant's and Property Owner's right to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owner.

4.

To the extent the Code of Ordinances of the City of Dallas allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates Applicant's and Property Owner's constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Code of Ordinances for the City of Dallas, is an unconstitutional use of the zoning power



and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

5.

The Ordinances are further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Zoning/Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 5<sup>th</sup> day of November, 2024.

**MOORE INGRAM JOHNSON & STEELE, LLP**

BY: 

J. KEVINMOORE  
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner



eFiled and eRecorded  
DATE: 06/24/2024  
TIME: 1:21 PM  
DEED BOOK: 5103  
PAGE: 897 - 901  
FILING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 4045311118  
PARTICIPANT ID: 7067927936  
PT61: 110-2024-003876  
RECORDED BY: BH  
CLERK: Sheila Butler  
Paulding County, GA

[Space Above This Line For Recording Data]

RETURN TO:  
MOORE INGRAM JOHNSON & STEELE, LLP  
EMERSON OVERLOOK  
326 ROSWELL STREET  
MARIETTA, GEORGIA 30060  
21R221.1

## QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF PAULDING

THIS INDENTURE made the 21<sup>st</sup> day of June in the year of Two Thousand Twenty-Four,  
between

**JEAN T. THOMAS AND JEFFERSON W. TWILLEY,  
AS CO-TRUSTEES OF THE S.J. TWILLEY TRUST**

as party or parties of the first part, hereinafter called Grantor, and

**COLE LAKE HOLDINGS, LLC,  
a Georgia limited liability company**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee"  
to include their respective heirs, successors, and assigns, where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of one dollar (\$1.00) and  
other valuable considerations in hand paid at and before the sealing and delivery of these presents,  
the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and  
forever QUITCLAIM unto the said Grantee

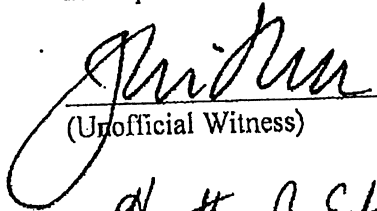
All that tract or parcel of land lying and being in Land Lots 586, 638, 639, 640, 658,  
659, 710, 711 and 730 of the 2<sup>nd</sup> District, 3<sup>rd</sup> Section, Paulding County, Georgia,  
and being more particularly described on Exhibit "A" attached hereto and  
incorporated herein.

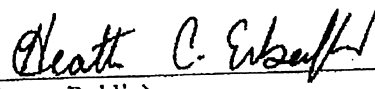


TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

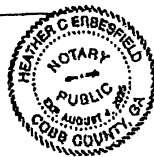
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

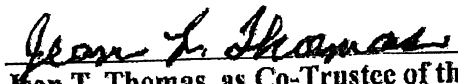
Signed, sealed and delivered  
in the presence of:

  
(Unofficial Witness)

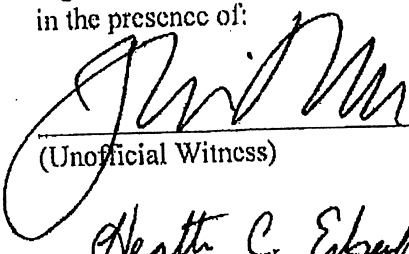
  
(Notary Public)  
My Commission Expires: \_\_\_\_\_

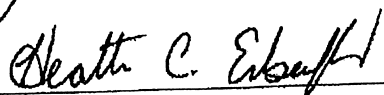
AFFIX NOTARY SEAL



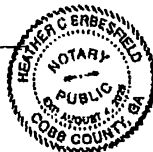
 (Seal)  
Jean T. Thomas, as Co-Trustee of the  
S. J. Twilley Trust

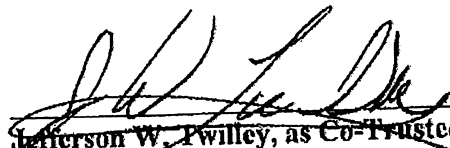
Signed, sealed and delivered  
in the presence of:

  
(Unofficial Witness)

  
(Notary Public)  
My Commission Expires: \_\_\_\_\_

AFFIX NOTARY SEAL



 (Seal)  
Jefferson W. Twilley, as Co-Trustee of the  
S. J. Twilley Trust



**EXHIBIT "A"**

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 LOCATED 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 S73°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 (#4 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 (#4 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°30'24"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°20'06"E FOR A DISTANCE OF 30.89 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N00°13'56"E FOR A DISTANCE OF 56.47 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N07°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 S89°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 N01°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 "T" 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.



eFiled and eRecorded  
DATE: 06/24/2024  
TIME: 1:21 PM  
DEED BOOK: 5103  
PAGE: 891 - 896  
FILING FEES: \$25.00  
TRANSFER TAX: \$2,547.50  
PARTICIPANT ID: 4045311118  
PARTICIPANT ID: 7067927936  
PT61: 110-2024-003874  
RECORDED BY: BH  
CLERK: Sheila Butler  
Paulding County, GA

RETURN TO:  
MOORE INGRAM JOHNSON & STEELE, LLP  
326 ROSWELL STREET  
MARIETTA GA 30060  
21R221.1

**TRUSTEE'S DEED UNDER POWER**

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made this the 21<sup>st</sup> day of June, 2024, between

**JEAN T. THOMAS AND JEFFERSON W. TWILLEY, AS CO-TRUSTEES OF THE  
S.J. TWILLEY TRUST**

of the first part (hereinafter called "Grantor"), and

**COLE LAKE HOLDINGS, LLC,  
a Georgia limited liability company**

of the second part (hereinafter called "Grantee"); the words "Grantors" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits:

**W I T N E S S E T H:**

That the said Grantors, acting under and by virtue of the power and authority contained in the S.J. Twilley Trust dated September 12, 1954, as amended and restated, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents (the receipt and sufficiency of which are hereby acknowledged), has granted, bargained, sold and conveyed,

and by these presents does grant, bargain, sell and convey unto the said Grantee:


**All that tract or parcel of land lying and being in Land Lots 586, 638, 639, 640, 658, 659, 710, 711 and 730 of the 2<sup>nd</sup> District, 3<sup>rd</sup> Section, Paulding County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein.**

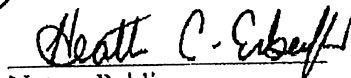
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by the said deceased.



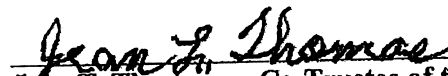
IN WITNESS WHEREOF, the Grantors herein have hereto set their hands and seals,  
the day and year first above written.

Signed, sealed and delivered  
in the presence of:

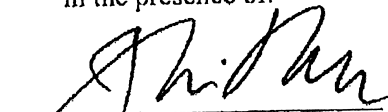
  
Witness

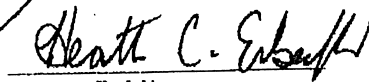
  
Notary Public

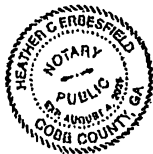


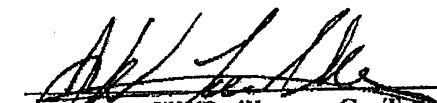
 (Seal)  
Joan T. Thomas, as Co-Trustee of the  
S.J. Twilley Trust

Signed, sealed and delivered  
in the presence of:

  
Witness

  
Notary Public



 (Seal)  
Jefferson W. Twilley, as Co-Trustee of the  
S.J. Twilley Trust

**EXHIBIT "A"**

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, State of Georgia, and described as follows; All of lots of land numbers Six Hundred Fifty-Eight (658), Seven Hundred Ten (710) and Seven Hundred Eleven (711), each lot containing 40 acres, more or less; Also the following parts of lots to wit; Three (3) acres more or less off the East side of lot of land Six Hundred Thirty-Nine (639); Seven (7) acres more or less off the west side of lot of land lot Six Hundred Thirty eight (638); making the old Hedge row the line on the west of lot 638, said tract more fully described in deed from J.L. Adair to Paul Haygood being a part of the Robert Johnson place; Also, the East half of lot of land number Seven Hundred Thirty (730), containing 20 acres more or less.

Said entire tract of land containing in the aggregate 156 acres, more or less, and being known as the Ingram Daugherty old home place.

This is the same property described in a Warranty Deed dated June 28, 1948 to S.J. Twilley and M.O. Davis recorded in Deed Book 3-H, Page 272, Paulding County Deed Records; and in a Warranty Deed dated January 17, 1950 to S.J. Twilley recorded in Deed Book 3-I, Page 470, Paulding County Deed Records.

**TOGETHER WITH:**

All that tract or parcel of land lying and being in the second district and third section of Paulding County, Georgia, and described as follows; Twenty (20) acres off the west side of lot of land number Six Hundred Thirty-Eight (638) and Thirty-Acres (30), more or less off the west side of lot of land number Six Hundred Fifty-Nine (659).

Said entire tract of land containing 50 acres, more or less in the aggregate being the same lands as conveyed by Adairs to Ingram Dougherty on March 8, 1906 and recorded in deed book CC page 301 of the deed records of Paulding County, Georgia.

And special reference is made to said deed for a full description of the lands herein conveyed.

This is the same property described in a Warranty Deed dated June 28, 1948 to S.J. Twilley and M.O. Davis recorded in Deed Book 3-H, Page 272, Paulding County Deed Records; and in a Warranty Deed dated August 22, 1950 to S.J. Twilley recorded in Deed Book 3-J, Page 230, Paulding County Deed Records.



TOGETHER WITH:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being Eight (8) acres, more or less off the North side of the Northeast corner of lot of land number Six Hundred Thirty-Eight (638).

This is the same property described in a Warranty Deed dated November 29, 1950 to S.J. Twilley recorded in Deed Book 3-J, Page 397, Paulding County Deed Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and described as follows: Being all of lot of land number 640 that lies east of the road containing 30 acres, more or less; And a part of lot of land number 639 bounded as follows: Commencing at the southwest corner of lot 639 and thence running East to a certain Bluff; Thence Northeast to original line; Thence North to the northeast corner of lot 639; Thence west along the original line to the northwest corner of lot 639; Thence South to the starting point containing 30 acres, more or less. Said tract of land containing in the aggregate 60 acres more or less.

This is the same property described in a Warranty Deed dated January 17, 1951 to S.J. Twilley recorded in Deed Book 3-J, Page 475, Paulding County Deed Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot 586.

This is the same property described in a Warranty Deed dated March 15, 1971 to The Estate of S. J. Twilley recorded in Deed Book 5-R, Page 139, Paulding County Deed Records.

**EXHIBIT "B"**

1. Taxes for the year 2024 and all subsequent years not yet due and payable and any and all taxes and assessments which may become due and payable for the current or previous years, due to, but not limited to, reassessments, rebillings, or errors by tax officials or their agents.
2. Rural Post Roads Right of Way Deed from the S.J. Twilley Estate Paulding County, Georgia dated August 18, 1975, filed June 13, 1977 and recorded in Deed Book 8-G, Page 597, Paulding County, Georgia Records.
3. Rural Post Roads Right of Way Deed from the S.J. Twilley Estate to Paulding County, Georgia dated August 18, 1975, filed June 13, 1977 and recorded in Deed Book 8-G, Page 627, Paulding County, Georgia Records.
4. Georgia Safe Dams Database recorded in Deed Book 2520, Page 868, Paulding County, Georgia Records.
5. Georgia Safe Dams Database recorded in Deed Book 2763, Page 624, Paulding County, Georgia Records.
6. Georgia Safe Dams Database recorded in Deed Book 2851, Page 366, Paulding County, Georgia Records.
7. Georgia Safe Dams Database recorded in Deed Book 2947, Page 355, Paulding County, Georgia Records.
8. Georgia Safe Dams Database recorded in Deed Book 3081, Page 629, Paulding County, Georgia Records.
9. Georgia Safe Dams Database recorded in Deed Book 3225, Page 17, Paulding County, Georgia Records.



**EXHIBIT "A"**

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 LOCATED 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 S73°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 (#4 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 (#4 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:

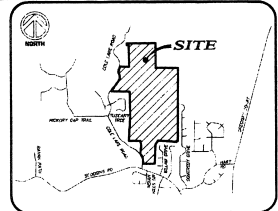
283.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1266.19 FEET AND BEING SUBTENDED BY A CHORD OF N02°14'43"W, 282.86 FEET TO A POINT; THENCE 170.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 444.12 FEET AND BEING SUBTENDED BY A CHORD OF N21°53'40"W, 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°30'24"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°20'06"E FOR A DISTANCE OF 30.89 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N00°13'56"E FOR A DISTANCE OF 56.47 FEET TO AN IRON PIN FOUND (#4 REBAR W/CAP); THENCE N07°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



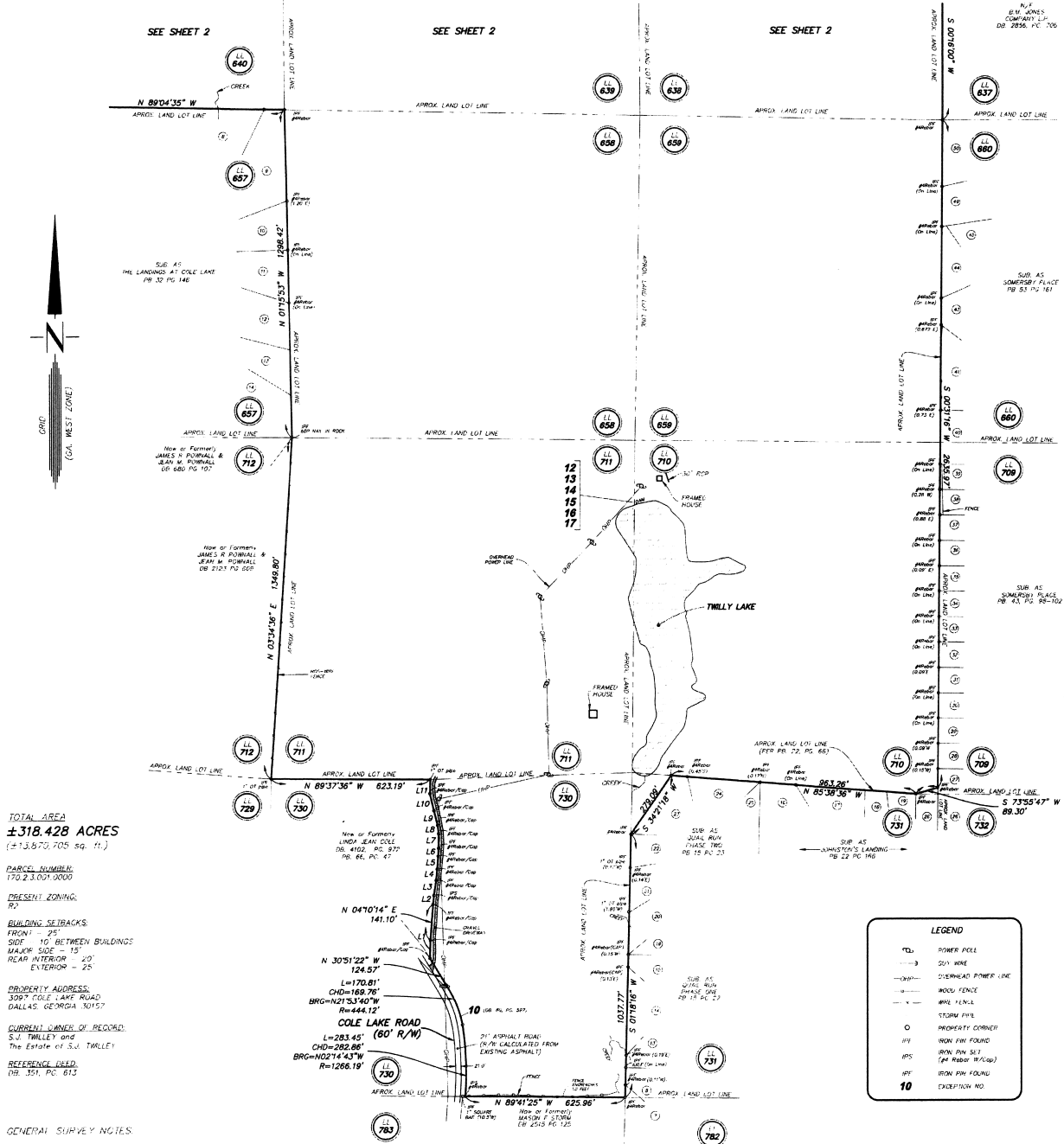
THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 372.29 FEET AND BEING SUBTENDED BY A CHORD OF N08°28'52"E, 329.29 FEET TO A POINT; THENCE N16°34'51"W FOR A DISTANCE OF 100.22 FEET TO A POINT; THENCE 248.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 320.27 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 S89°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 N01°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 "T" 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.

LINE	DISTANCE	DIRECTION
1.1	75.38'	N01°43'09"E
1.2	35.36'	N02°26'10"E
1.3	59.26'	N06°32'24"E
1.4	44.32'	N09°45'31"E
1.5	52.28'	N04°01'12"E
1.6	39.89'	N03°20'09"E
1.7	56.47'	N00°13'56"E
1.8	33.17'	N07°01'00"W
1.9	58.82'	N14°14'02"W
1.10	70.22'	N17°54'11"W
1.11	55.34'	N07°18'26"E

TRAVERSE CLOSURE: 1.1174'  
 TOTAL ANGULAR ERROR: 58 SECS  
 ADJUSTMENT: COMPOUND  
 EQUIPMENT: TRIMBLE 5500 TOTAL STATION  
 PLAT CLOSURE: 1.00000  
 DATE OF FIELD WORK: 11-15-2022  
 THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100  
 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #  
 15030006, DATED JUNE 1, 2019



VICINITY MAP  
NOT TO SCALE



GENERAL SURVEY NOTES:

- The Basis of Bearings for this survey is Old North West Zen.
- Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown accurately represent all such utilities in the area, either in service or abandoned. The surveyor makes no warranty that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- This survey was made in accordance with laws and minimum standards of the State of Georgia and in accordance with 2021 Minimum Standards for Requirements of ALTA/NSPS Land Survey, jointly established and adopted by ALTA and NSPS.
- The property shown hereon is the same property described in Issuing Office File No. 2192211 with a Commencement Date of May 26, 2024 at 5:00 o'clock p.m. and that of all other events, events and transactions which are dependent upon a physical location of the site or otherwise shown hereon have been plotted hereon or otherwise noted as to their effect on the subject property.
- Surveyed property does not lie within a FEMA special flood hazard area according to FEMA Flood Insurance Rate Map #130200213M, dated June 07, 2019 for Paulding County, Georgia which is the current flood insurance rate map for the community in which said surveyed property is located.
- Surveyed Property has direct access to Cole Lake Road as depicted on the subject map.
- There has been no evidence of current earth moving work, or evidence of building construction.
- There are no known proposed changes in street right-of-way lines, according to Paulding County, D-31. And no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of fill work or solid waste dump, sand or military ordnance.
- Any encroachments shown on this survey were delineated by others.
- ENCROACHMENT STATEMENT: Neighbors' Road: Large encroachment on surveyed property shown south property line at street. Neighbors' driveway encroachment on shown at street. At the intersection of Cole Lake Road and north line of Lot 140.

FINAL DETERMINATION AND APPROVAL: IN ACCORDANCE WITH THE REQUIREMENTS OF ANY STATE-RELATED BUTTERS OR ANY ADDITIONAL STATE-RELATED BUTTERS SHALL BE THE RESPONSIBILITY OF THE CITY OR COUNTY LOCAL GOVERNING AUTHORITY OF THE STATE OF GEORGIA.

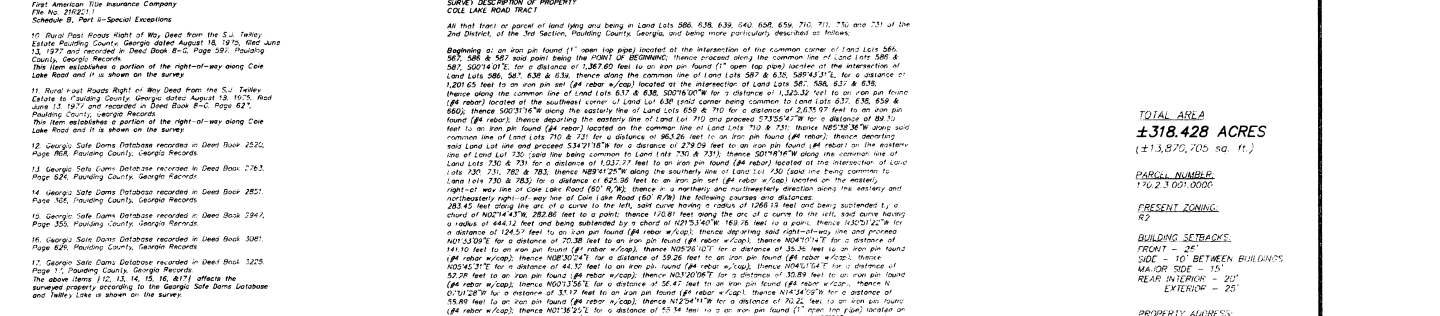
ALTA/NSPS LAND TITLE SURVEY FOR:  
 COLE LAKE HOLDINGS, LLC  
 PROPERTY IS LOCATED IN ALTA COUNTY  
 NSP: 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 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2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590, 3595, 3600, 3605, 3610, 3615, 3620, 3625, 3630, 3635, 3640, 3645, 3650, 3655, 3660, 3665, 3670, 3675, 3680, 3685, 3690, 3695, 3700, 3705, 3710, 3715, 3720, 3725, 3730, 3735, 3740, 3745, 3750, 3755, 3760, 3765, 3770, 3775, 3780, 3785, 3790, 3795, 3800, 3805, 3810, 3815, 3820, 3825, 3830, 3835, 3840, 3845, 3850, 3855, 3860, 3865, 3870, 3875, 3880, 3885, 3890, 3895, 3900, 3905, 3910, 3915, 3920, 3925, 3930, 3935, 3940, 3945, 3950, 3955, 3960, 3965, 3970, 3975, 3980, 3985, 3990, 3995, 4000, 4005, 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8990, 8995, 9000, 9005, 9010, 9015, 9020, 9025, 9030, 9035, 9040, 9045, 9050, 9055, 9060, 9065, 9070, 9075, 9080, 9085, 9090, 9095, 9100, 9105, 9110, 9115, 9120, 9125, 9130, 9135, 9140, 9145, 9150, 9155, 9160, 9165, 9170, 9175, 9180, 9185, 9190, 9195, 9200, 9205, 9210, 9215, 9220, 9225, 9230, 9235, 9240, 9245, 9250, 9255, 9260, 9265, 9270, 9275, 9280, 9285, 9290, 9295, 9300, 9



Now is for  
MILL D. A

1-11-193  
ERROR - 58 SEC'S  
COMPASS RULE  
ABLE 50 ROBOTIC TOTAL 5  
1-036,932  
MM - 1-13-2022  
NOT LOCATED WITHIN A FE  
ACCORDING TO FEMA MAP  
TO: JUNE 7, 2019  
Formerly  
US (GEORGIA) LLC

E



8. The current Flood Insurance Rate Map for the community in which said surveyed property is located.

9. Surveyed Property has direct access to State water through a dedicated public easement.

10. There are no known or potential future earth-retaining work or evidence of building construction.

11. There are no known processes occurring in stream high-flow-way areas, according to Florida's Occurrence Criteria.

12. No observed evidence of recent erosion or sedimentation or debris.

13. There is no observed evidence of site use on or near wetlands, dunes, bays or riparian habitat.


14. Any potential actions on this survey were determined by:

a) LANDOWNERS AND/OR TRAILMAINTENANCE DISTRICTS who own the subject property; and

b) ANY ADDITIONAL FLOOD HAZARD BUFFERS SHALL BE THE RESPONSIBILITY OF THE LANDOWNER OR TRAILMAINTENANCE DISTRICT, DEPENDING ON THE TYPE OF PROPERTY AND THE AUTHORITY OF THE STATE ERS.

*Charlotte C. Franklin*      **C-10-26**

CHARLOTTE C. FRANKLIN      GEORGIA RES #1434


**GRAPHIC SCALE**  
 1 inch = 200 ft.

ALL DISTANCES ARE GIVEN IN FEET, DECIMALS AND THE PROPERTY OF CENTERLINE SURVEYING & LAND PLANNING, INC. IS NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

**COLE LAKE HOLDINGS, LLC**  
 PROPERTY IS LOCATED IN LAND LOTS  
 586, 630, 616, 641, 658, 619, 710, 711  
 710 & 711, T4D D30, R4D 5E, T4D  
 710 & 711, T4D D30, R4D 5E, T4D

SCALE: 1"=200' DATE: JUNE 04, 2024

PROJECT No. 021008 LSP#001298

centerline  
 Surveying and Land Planning, Inc.  
 1301 BELLVIEW BLVD. SUITE 110, KANSAS CITY, MO 64114  
 PHONE: (773) 454-9000 FAX: (773) 454-9000

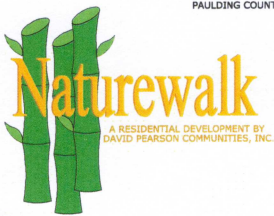
Sheet No. 2 of 2



LINE	TABLE	DIRECTION
L1	70.38'	N01°33'09"E
L2	35.36'	N05°26'10"E
L3	59.28'	N08°30'24"E
L4	44.32'	N05°45'31"E
L5	52.28'	N04°01'04"E
L6	30.89'	N03°20'06"E
L7	56.47'	N00°13'56"E
L8	33.17'	N07°01'38"W
L9	58.89'	N14°34'09"W
L10	70.22'	N12°54'11"W
L11	55.34'	N01°36'23"E

#### R2 ZONING SETBACKS

FRONT - 25'  
SIDE - 6'  
MAJOR SIDE - 15'  
REAR INTERIOR - 15'



#### AMENITIES INCLUDING

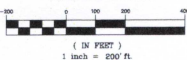
- 2 COMPLETE ACTIVE AMENITY AREAS
- SEVERAL ACRES OF OPEN SPACE AND PASSIVE POCKET PARKS
- FIRST AMENITY CLUBHOUSE HAS DESIGNER COMPLEMENTED 2 STORIES, INCLUDING LOUNGE AREA, BANQUET ROOM WITH KITCHEN, GYM AND GAME ROOM
- LARGE POOL WITH OVERSIZED SUNDECK
- ZERO ENTRY BEACH POOL
- SPLASH FOUNTAIN FOR KIDS
- 11 COURT PICKLE BALL TOURNAMENT FACILITY WITH COVERED VIEWING PATIO
- BEACH VOLLEY BALL COURT
- FULL SIZE BASKETBALL COURT
- SPACIOUS CHILDRENS PLAY GROUND
- FENCED PARK FOR BOTH LARGE AND SMALL DOGS
- NATURE TRAIL SYSTEM
- LAKE PAVILLION W/ PARKING
- FENCED PARK FOR BOTH LARGE AND SMALL DOGS
- 2ND AMENITY CLUBHOUSE HAS OVERSIZED SIZED DECK, POOL, AND DOG PARK AND 6 PICKLEBALL COURTS

NOTES:  
ALL EASEMENTS OF RECORD FOUND ARE SHOWN.  
THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS FOUND DURING THE FIELD SURVEY AND RECORDS REVIEW.  
ALL PARKING TO BE TO CITY STANDARDS AND SPECIFICATIONS.  
ALL PROPOSED RIGHTS OF WAY ARE 50' MINIMUM, ALL ROADS ARE MINIMUM 24' BC-AC WITH MINIMUM 10' PAVED LANES.  
ALL CURB-OR-SACS ARE 50' RADII, WITH 40' BACK OF CURB RADII

#### SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD  
CURRENT ZONING - R2 (COUNTY)  
PROPOSED ZONING - R2 (CITY)  
TOTAL TRACT ACREAGE - 318.428 AC.  
TOTAL LOTS - 670  
DENSITY - 2.1 U/A  
MINIMUM LOT SIZE: 8,500 S.F. (PROPOSED)  
MINIMUM LOT SIZE: 8,500 S.F. (PER ZONING DISTRICT)  
MINIMUM LOT WIDTH AT SETBACK - 50 FT. (PROPOSED)  
MINIMUM LOT WIDTH: 50 FT. (PER ZONING DISTRICT)  
MINIMUM BUILDING HEIGHT: 35 FT

#### GRAPHIC SCALE



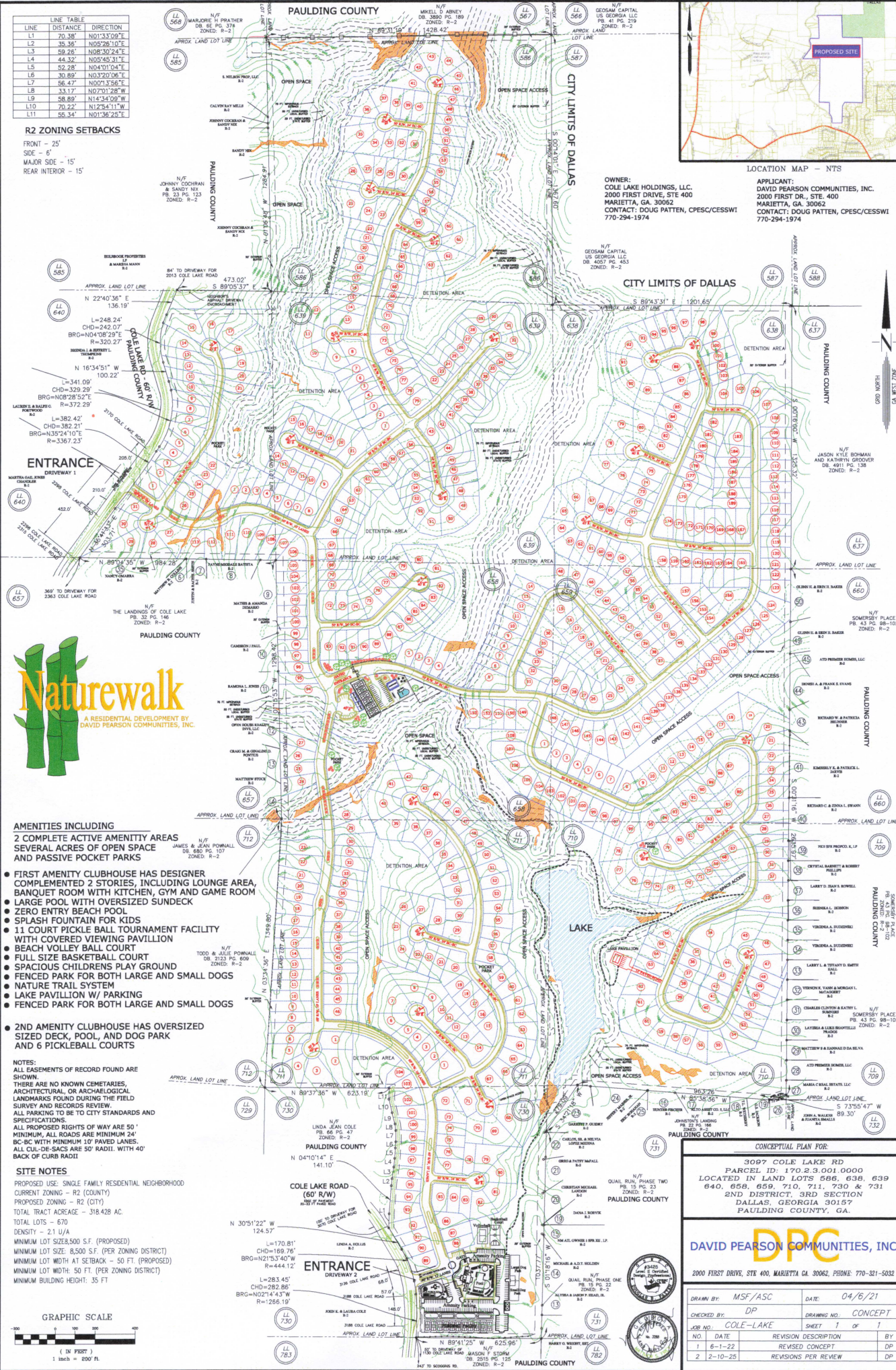
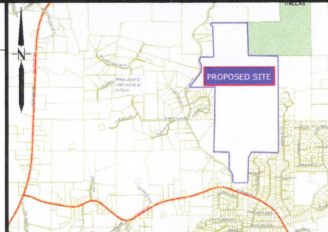
#### PAULDING COUNTY

#### CITY LIMITS OF DALLAS

#### LOCATION MAP - NTS

OWNER:  
COLE LAKE HOLDINGS, LLC  
2000 FIRST DRIVE, STE 400  
MARIETTA, GA 30062  
CONTACT: DOUG PATTEN, CPESC/CESSWI  
770-294-1974

APPLICANT:  
DAVID PEARSON COMMUNITIES, INC.  
2000 FIRST DR., STE. 400  
MARIETTA, GA 30062  
CONTACT: DOUG PATTEN, CPESC/CESSWI  
770-294-1974



#### CONCEPTUAL PLAN FOR:

3097 COLE LAKE RD  
PARCEL ID: 170.2.3.001.0000  
LOCATED IN LAND LOTS 586, 638, 639  
640, 658, 659, 710, 711, 730 & 731  
2ND DISTRICT, 3RD SECTION  
DALLAS, GEORGIA 30157  
PAULDING COUNTY, GA.

#### DAVID PEARSON COMMUNITIES, INC.

2000 FIRST DRIVE, STE 400, MARIETTA GA 30062, PHONE: 770-321-5032

DESIGNED BY:	MSF/ASC	DATE:	04/6/21
CHECKED BY:	DP	DRAWING NO:	CONCEPT
JOB NO:	COLE-LAKE	SHEET	1 OF 1
NO.	DATE	REVISION DESCRIPTION	BY
1	6-1-22	REVISED CONCEPT	DP
2	2-10-25	REVISIONS PER REVIEW	DP





**Property Tax Payment Receipt**  
**Paulding County, GA**  
240 Constitution Blvd  
Dallas, Georgia 30132  
Office: 770-443-7581

**Office: Property Tax**

**Year/Bill #: 2024-069320**

**Parcel/Map Type: R0143 36 -Property**

**Payment Type/Last 4 of Account: eCheck-6816**

**Payment Method: WEB**

Customer Name:	TWILLEY S J
Payor Name:	Gettysburg Business Park
Billing Address:	2000 First Drive Suite 400
City/State/Zip:	Marietta, GA 30062
Phone #:	678-749-2774
Email:	christina@davidpearsoncommunities.com
Payment Date:	12/04/2024 3:57:56 PM
Payment Clerk:	
Confirmation #:	34636268

**Thank you for your payment. You will see two transactions in your checking account related to your payment:**

- 1) Tax billed by Paulding County, GA
- 2) Service Fee billed by GovernmentWindow

Tax Amount:	\$19,421.41
Service Fee Amount:	\$1.50
Total Paid:	\$19,422.91

-- CUSTOMER COPY --

CURRENT AS 10-4-24

(Updated 02/13/2025)

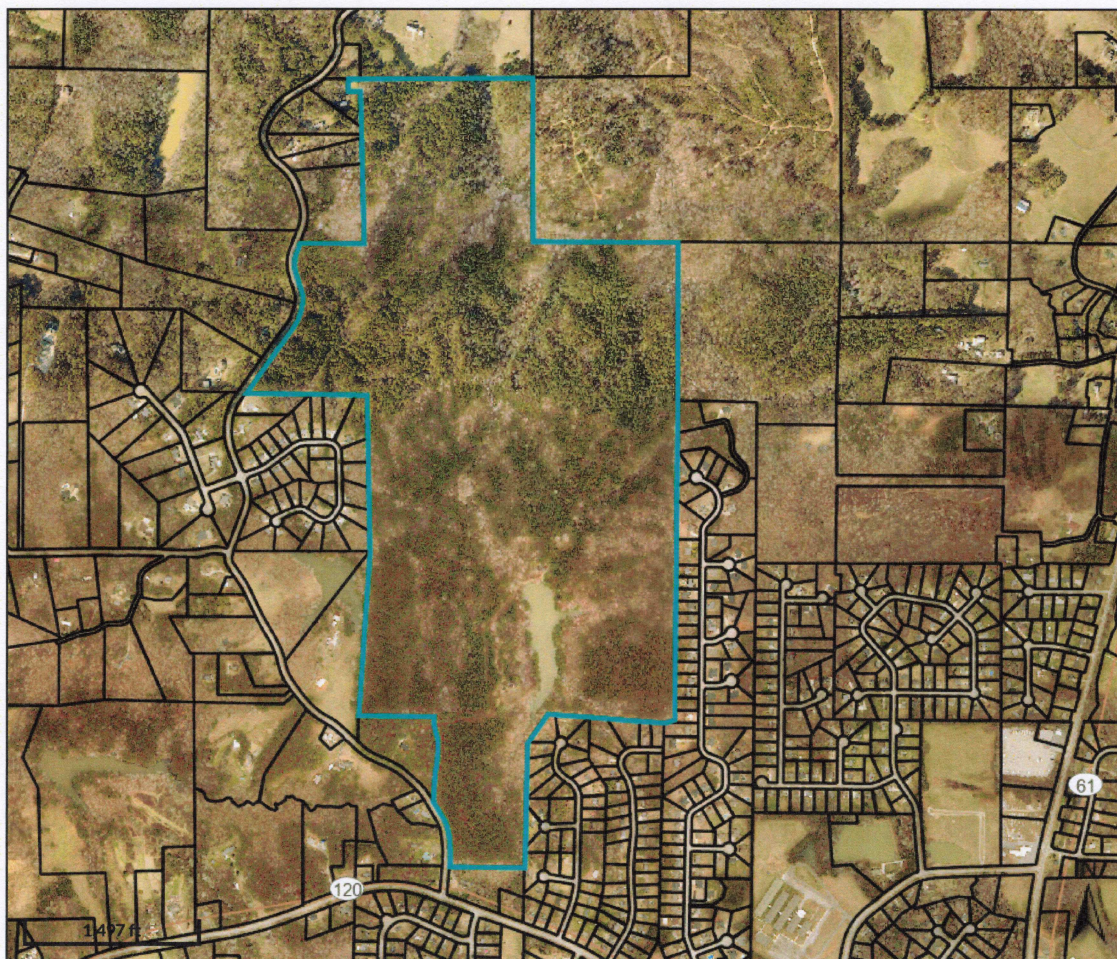
Page 1 of 2

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip
170.3.3.022.0000	MAINES JEFFERY JR	✓	348 WILLIAM DR		DALLAS, GA 30157
170.3.3.023.0000	GUIDRY GARRET P	✓	337 WILLIAM DR		DALLAS, GA 30157
170.3.3.012.0000	THOMPSON HOLDEN MICHAEL, THOMPSON ALYMPIA DANIELLE	✓	56 MELODY CT		DALLAS, GA 30157
170.3.3.009.0000	LANDON CHRISTIAN MICHAEL, DELANEY CHLOE JO LYNN	✓	293 WILLIAM DR		DALLAS, GA 30157
170.3.3.006.0000	WRIGHT HARRY G LFE ESTATE	✓	60 OAKWOOD CT   C/O MILDRED H BAXTER		DALLAS, GA 30157
170.3.3.014.0000	SFR XII NM ATL OWNER 1 LP	✓	9200 E HAMPTON DR		CAPITOL HEIGHTS, MD 20743
170.3.3.017.0000	RORVIK DANA J	✓	273 WILLIAM DR		DALLAS, GA 30157
170.3.3.010.0000	HEAD ALYSSA B, HEAD JASON PATRICK JR	✓	51 MELODY CT		DALLAS, GA 30157
151.3.4.003.0000	S NELSON PROPERTIES LLC	✓	110 EVANS MILL DR STE 204		DALLAS, GA 30157
151.3.4.004.0000	PRATHER MARJORIE H	✓	559 LINDSAY LAKE RD   C/O JEFF PRATHER		DALLAS, GA 30157
151.3.4.001.0000	COCHRAN JOHNNY, NIX SANDY	✓	3520 BUCHANAN HWY		DALLAS, GA 30157
151.3.4.005.0000	NIX SANDY K	✓	3520 BUCHANAN HWY		DALLAS, GA 30157
170.2.1.003.0000	COCHRAN JOHNNY, NIX SANDY	✓	3520 BUCHANAN HWY		DALLAS, GA 30157
171.1.4.001.0000	BAKER H GLENN, BAKER ERIN H	✓	641 ANTIOCH RD		POWDER SPRINGS, GA 30127
171.1.4.004.0000	BAKER H GLENN, BAKER ERIN H	✓	641 ANTIOCH ROAD		POWDER SPRINGS, GA 30127
171.1.4.006.0000	EVANS DENISE A, EVANS FRANK S	✓	965 SOMERSBY DR		DALLAS, GA 30157
171.1.4.002.0000	BRUNNER RICHARD, BRUNNER PATRICIA	✓	893 SOMERSBY DR		DALLAS, GA 30157
171.4.1.017.0000	JARVIS KIMBERLY K, JARVIS PATRICK L	✓	845 SOMERSBY DR		DALLAS, GA 30157
171.4.1.016.0000	SWANN RICHARD CALVIN, SWANN ZINNA LYNN	✓	811 SOMERSBY DR		DALLAS, GA 30157
171.4.1.015.0000	FKH SFR PROPCO K LP	✓	1850 PARKWAY PL STE 900		MARIETTA, GA 30067
171.4.1.014.0000	BARNETT CRYSTAL, PHILLIPS ROBERT	✓	761 SOMERSBY DR		DALLAS, GA 30157
171.4.1.013.0000	ROWELL LARRY D, ROWELL JEAN S	✓	741 SOMERSBY DR		DALLAS, GA 30157
171.4.1.012.0000	HOBSON SHENIKA L	✓	723 SOMERSBY DR		DALLAS, GA 30157
171.4.1.011.0000	DUDZINSKI VIRGINIA A	✓	705 SOMERSBY DR		DALLAS, GA 30157
171.4.1.010.0000	DUDZINSKI RAYMOND PETER HEIRS OF, DUDZINSKI VIRGINA A	✓	705 SOMERSBY DR		DALLAS, GA 30157
171.4.1.009.0000	HALL LARRY L, HALL TIFFANY D SMITH	✓	665 SOMERSBY DR		DALLAS, GA 30157
171.4.1.008.0000	VANN VERNON KEITH, MCTAGGART MORGAN LEIGH	✓	649 SOMERSBY DR		DALLAS, GA 30157
171.4.1.007.0000	SUMMERS CHARLES CLINTON, SUMMERS KATHY L	✓	629 SOMERSBY DR		DALLAS, GA 30157
171.4.1.006.0000	PRADOS LAYISHA, PRADOS LUKE SHANTELE	✓	611 SOMERSBY DR		DALLAS, GA 30157
171.4.1.005.0000	DA SILVA MATTHEW SEVERINO, DA SILVA HANNAH DAHAN	✓	593 SOMERSBY DR		DALLAS, GA 30157
171.4.4.048.0000	ATD PREMIER HOMES LLC	✓	1400 MERRY LN NE		ATLANTA, GA 30329
171.4.4.047.0000	MARIA C REAL ESTATE LLC	✓	553 SOMERSBY DR		DALLAS, GA 30157
171.4.4.046.0000	WALKER JOHN A, SMALLS JUANITA	✓	531 SOMERSBY DR		DALLAS, GA 30157
170.3.3.021.0000	MEDINA CARLOS F LOPEZ SR, LOPEZ NELVIA A	✓	333 WILLIAM DR		DALLAS, GA 30157
170.3.3.019.0000	MCFALL GREG E, MCFALL PATSY E	✓	307 WILLIAM DR		DALLAS, GA 30157
171.4.4.032.0000	JACKSON GREGORY S	✓	409 JOHNSTONS DR		DALLAS, GA 30157
171.4.4.019.0000	WETHERBY TEDDY L	✓	387 JOHNSTONS DR		DALLAS, GA 30157
171.4.4.020.0000	ALTO ASSET COMPANY S LLC	✓	5001 PLAZA ON THE LAKE STE 200		AUSTIN, TX 78746
171.4.4.021.0000	FISCHER HUNTER	✓	359 JOHNSTONS DR		DALLAS, GA 30157
171.4.4.022.0000	BOHANAN ERIN	✓	340 WILLIAM DR		DALLAS, GA 30157
151.3.3.001.0000	ABNEY MIKELL D	✓	1565 COLE LAKE RD		DALLAS, GA 30157
170.3.1.012.0000	POWNALL JAMES R, POWNALL JEAN M	✓	281 OAK HAMMOCK DR		KENNESAW, GA 30152
170.2.4.030.0000	OMARRA NANCY	✓	2315 COLE LAKE RD		DALLAS, GA 30157
170.2.4.028.0000	COLLINS MATTHEW BRIAN	✓	119 TUSCANY TRCE		DALLAS, GA 30157

170.2.4.029.0000	SMITH JUSTIN, SMITH RACHEL	✓	135 TUSCANY TRCE	DALLAS, GA 30157
170.2.4.027.0000	BATISTA PAYNE MIGDALIA	✓	151 TUSCANY TRCE	DALLAS, GA 30157
170.3.1.010.0000	STOCK MATTHEW	✓	279 TUSCANY TRCE	DALLAS, GA 30157
170.2.4.005.0000	PONTIUS CRAIG M, PONTIUS GINALINE D	✓	263 TUSCANY TRCE	DALLAS, GA 30157
170.2.4.011.0000	OPEN HOUSE ATLANTA REALTY & INVS LLC	✓	5050 QUORUM DR STE 225	DALLAS, TX 75254
170.2.4.017.0000	JONES RAMONA L	✓	207 TUSCANY TRCE	DALLAS, GA 30157
170.2.4.024.0000	<del>GASKINS STEPHANIE KAY</del> Paul, Cameron Jerel	✓	183 TUSCANY TRCE	DALLAS, GA 30157
170.1.3.019.0000	CHANDLER MARTHA GAIL JONES	✓	2298 COLE LAKE RD	DALLAS, GA 30157
185.2.2.061.0000	STORM MASON F	✓	1130 SCOGGINS RD	DALLAS, GA 30157
170.3.1.013.0000	POWNALL JAMES TODD, POWNALL JULIE A	✓	2821 COLE LAKE RD	DALLAS, GA 30157
<del>170.2.3.001.0000</del>	<del>WILLEY ST</del>	✓	<del>1406 SHINE DR   C/O JEFF TWILLEY</del>	<del>DOUGLASVILLE, GA 30134</del>
170.3.3.016.0000	HOLLIS LINDA F	✓	3126 COLE LAKE RD	DALLAS, GA 30157
170.3.3.024.0000	COLE LINDA JEAN	✓	3001 COLE LAKE RD	DALLAS, GA 30157
170.3.3.007.0000	COLE JOHN K, COLE LAURA	✓	3188 COLE LAKE RD	DALLAS, GA 30157
170.3.3.013.0000	HOLLIS LYNDIA ANN	✓	3126 COLE LAKE RD	DALLAS, GA 30157
170.2.1.004.0000	THOMPSON BRENDA J, THOMPSON JEFFREY L	✓	2056 COLE LAKE RD	DALLAS, GA 30157
170.1.2.004.0000	PORTWOOD LAUREN E, PORTWOOD RALPH G	✓	2170 COLE LAKE RD	DALLAS, GA 30157
170.3.4.005.0000	HORNBACK ALLEN D, HORNBACK DEBORAH ENGLISH	✓	2930 COLE LAKE RD	DALLAS, GA 30157
150.4.4.001.0000	GEOSAM CAPITAL US GEORGIA LLC	✓	2170 SATELLITE BLVD STE 425	DULUTH, GA 30097
171.1.2.002.0000	BOHMAN JASON KYLE, BOHMAN KATHRYN GROOVER	✓	544 LAKEVIEW LN	HIRAM, GA 30141

151.3.4.002.0000 MILLS, CALVIN Ray ✓ 1711 COLE LAKE RD DALLAS, GA 30157  
 170.2.4.026.000 DEMARIO & AMANDA MATHIS ✓ 1605 TUSCANY TRCE DALLAS, GA 30157  
 150.4.4.001.0000 Geosam Capital US Georgia, LLC 2170 Satellite Blvd., Suite 425 Duluth, GA 30097  
 171.1.4.005.0000 ATD Premier Homes, LLC 1400 Merry Lane, N.E. Atlanta, GA 30329  
 170.2.3.001.0000 Cole Lake Holdings, LLC 2000 First Drive, Suite 400 Marietta, GA 30062  
 170.3.3.004.0000 Cole, John K. & Laura 3188 Cole Lake Road Dallas, GA 30157  
 170.1.3.011.0000 Rice, Mark L. Chambers, Teri K. 130 Tuscany Trail Dallas, GA 30157  
 170.3.4.006.0000 Hornback, David A. & Lauren 2922 Cole Lake Road Dallas, GA 30157





#### Overview



#### Legend

- Parcels
- Subdivision Names
- Roads

<b>Parcel ID</b>	170.2.3.001.0000	<b>Alternate ID</b>	14336	<b>Owner Address</b>	COLE LAKE HOLDINGS LLC	<b>Last 2 Sales</b>			
<b>Sec/Twp/Rng</b>	n/a					<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Property Address</b>	3097 COLE LAKE RD	<b>Class</b>	Agricultural		2000 FIRST DR STE 400	6/21/2024	0	Q	U
<b>District</b>	COUNTY	<b>Acreage</b>	318.93		MARIETTA, GA 30062	6/21/2024	\$2547424	Z	U
<b>Brief Tax Description</b>	n/a								
					<b>Assessed Value</b>	Value \$1,951,900			

(Note: Not to be used on legal documents)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/13/2025

Last Data Uploaded: 2/12/2025 6:47:49 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL



For City Use

# CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZONING REQUESTED BY DAVID PEARSON COMMUNITIES, INC. AT THE DALLAS COUNCIL ROOM. SAID HEARING WAS HELD ON MAY 22, 2025 @ 6:00 PM.

THE CITY OF DALLAS PLANNING COMMISSION RECOMMENDS TO THE DALLAS CITY COUNCIL THAT THE ABOVE APPLICATION BE:

☐ APPROVED

☐ DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE ZONING AMENDMENT.

<hr/> <hr/> <hr/> <hr/> <hr/>
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MAY 22, 2025  
DATE

\_\_\_\_\_  
SECRETARY TO THE PLANNING  
COMMISSION

\_\_\_\_\_  
PRINTED NAME