



# ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # \_\_\_\_\_ - \_\_\_\_\_  
Hearing Dates: PC: \_\_\_\_\_ CC: \_\_\_\_\_

DATE RECEIVED  
TIME OF DAY

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: PLG, LLC Business phone: 678-726-9646 Cell: 504-256-2160

Address: 20 Mansell Court E. Suite 100 Home phone: \_\_\_\_\_

City: Roswell State: GA Zip: 30076 Fax phone: \_\_\_\_\_

E-mail address: wporter@georgia.capitol

Whit Porter  
Applicant's Signature

Whit Porter  
Printed Name of Signatory

Signed, sealed and delivered in the presence of

[Signature]  
Notary Public



2/2/27  
Date Notary Commission Expires

Representative: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail address: \_\_\_\_\_ Fax phone: \_\_\_\_\_

Representative's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Titleholder: Mary Sue Tibbitts - Tammy J. Kone Business phone: \_\_\_\_\_ Cell: 404 216-5810  
(Each Titleholder must have a separate, complete form with notarized signatures)

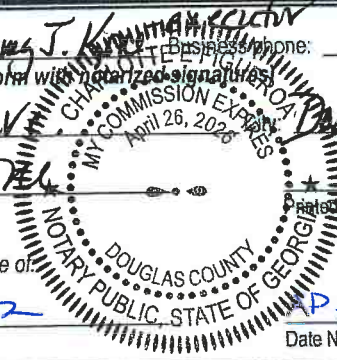
Address: 2928 Stanway Ave. Douglasville State: GA Zip: 30135

Tammy J. Kone  
Signature

Tammy J. Kone  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Charolita E. Figg  
Notary Public



APRIL 26, 2020  
Date Notary Commission Expires

### Property Information

Present Zoning Classification: R-2 Requested Zoning Classification: R-2C

Total Acreage of Zoning/Rezoning Application: 34.447 Acreage of Titleholder: 34.614

Land Lot(s): 458/459 District(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 147.1.2.002.0000

Location of Property: 469 Summerhill Road, Dallas, GA 30132  
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): A residential subdivision consisting of 103 single-family lots.

Filed with City: 2/16/24 (Date) Whit Porter (Signature)

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

Conditions, reasons, stipulations: \_\_\_\_\_

City Council Decision:  Approve  Approve as different classification  Disapprove

Conditions, reasons, stipulations: \_\_\_\_\_



**ZONING / REZONING APPLICATION**  
City of Dallas, Georgia

Application # \_\_\_\_\_ - \_\_\_\_\_  
Hearing Dates: PC: \_\_\_\_\_ CC: \_\_\_\_\_

OFFICE USE:  
Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: PLG, LLC Business phone: 678-726-9446 Cell: 504-256-2160

Address: 20 Mansell Court E. Suite 100 Home phone: \_\_\_\_\_

City: Roswell State: GA Zip: 30076 Fax phone: \_\_\_\_\_

E-mail address: wporter@georgia.capital.com

Whit Porter  
Applicant's Signature

Whit Porter  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public



2/2/27  
Date Notary Commission Expires

Representative: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail address: \_\_\_\_\_ Fax phone: \_\_\_\_\_

Representative's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Titleholder: Mary Sue Tibbitts - Tammy J. Kone <sup>executor</sup> Business phone: \_\_\_\_\_ Cell Home phone: 404 216 5810  
(Each Titleholder must have a separate, complete form with notarized signatures)

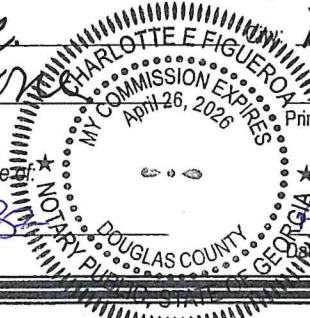
Address: 2928 Stanway Ave. Douglasville State: GA Zip: 30135

Tammy J. Kone  
Signature

Tammy J. Kone  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Charlotte E. Figuera  
Notary Public



April 26, 2026  
Date Notary Commission Expires

**Property Information**

Present Zoning Classification: \_\_\_\_\_ Requested Zoning Classification: \_\_\_\_\_

Total Acreage of Zoning/Rezoning Application: \_\_\_\_\_ Acreage of Titleholder: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_ District(s): \_\_\_\_\_ Section(s): \_\_\_\_\_ Tax Parcel I.D. Number(s): \_\_\_\_\_

Location of Property: \_\_\_\_\_

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): \_\_\_\_\_

Filed with City: \_\_\_\_\_ (Date) \_\_\_\_\_ (Signature)

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

Conditions, reasons, 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.**

1/ We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. 1/ 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.

1/ We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. 1/ 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.

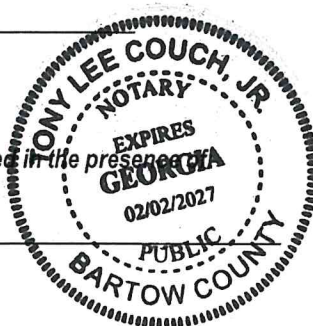
Whit Porter  
Signature of Applicant/Representative

2/9/24  
Date

Whit Porter  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature



2/2/27  
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)**



I (we), Whit Porter, 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:

N/A.

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I (we), Whit Porter, 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):

N/A.

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2/9/24  
Date

Whit Porter  
Applicant

CITY OF DALLAS  
LEGAL NOTICE  
ZONING / REZONING



I / WE(Choose one), PLG, LLC  
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 458 + 459  
IN THE 2<sup>nd</sup> DISTRICT AND 3<sup>rd</sup> SECTION OF PAULDING COUNTY, LOCATED  
AT 469 Summerhill Road WITHIN THE CITY OF DALLAS, GEORGIA,  
FROM A ZONING DISTRICT OF R-2 (County) TO A ZONING DISTRICT OF  
R-2C (Dallas) SUBJECT TO PUBLIC HEARING TO BE HELD AT  
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON \_\_\_\_\_ BEFORE THE  
CITY OF DALLAS PLANNING COMMISSION AND ON \_\_\_\_\_ BEFORE THE  
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

PLG, LLC  
APPLICANT(S) NAME

For City Use


NOTICE WILL RUN WEEKS OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_



allow for large community gatherings. Paran Homes, LLC ("Paran") is an affiliate of PLG and will be constructing the homes for this neighborhood. Paran intends to build a range of for-sale homes with a minimum of 1,800 square feet, giving families who want to grow their roots in a lively, safe, and expanding city a variety of housing options. Paran has previous experience building these plans with positive feedback in projects across the State of Georgia. Architectural elevations of the proposed product offerings can be found attached to this Letter of Intent (Exhibit A). Lastly, the design of the neighborhood allows for walkability and social interaction that inspires a sense of community among its residents.

Sincerely,

PLG, LLC

Signature: 

Name: Whit Porter

Title: Land Acquisition Manager

Date: 2/9/24



February 9, 2024

**Letter of Intent for Annexation & Rezoning Application:**  
**34.447 acres on 469 Summerhill Road**  
**Paulding County Parcel Identification Number: 147.1.2.002.000**  
**City of Dallas, Georgia**

The applicant and contract holder, PLG, LLC ("PLG"), requests the annexation and rezoning of approximately 34.447 acres ("the Property") of a larger 34.614-acre tract at 469 Summerhill Road, Dallas, Georgia, Land Lots 458 & 459, District 2, 3<sup>rd</sup> section from Suburban Residential District (R-2) in Paulding County to Single-Family Residential District – Conservation (R-2C) in the City of Dallas, Georgia.

PLG requests a rezoning from R2 in Paulding County to R-2C in the City of Dallas, Georgia to accommodate for a development of one hundred three (103) single-family lots, as shown on the site plan provided by LJA Engineering attached hereto and incorporated herein ("the Site Plan"). PLG is proposing to rezone the Property to R-2C to permit the development of the Property for use as a single-family residential community at a size, quality, and price adequate to or exceeding existing homes in the surrounding area. The proposed rezoning would positively impact the property values in the vicinity while providing the growing community with a quality and convenient housing option.

PLG believes that its vision and corresponding plan for the Property aligns with the City of Dallas's intention for the area as reflected in the Comprehensive Plan for the County and City. The site layout designed by LJA Engineering adheres to the fundamental characteristics of the R-2C zoning classification with a minimum lot size of seven thousand five hundred (7,500) square feet and a total density below 3 dwelling units per acre.

PLG is acceptable to the following conditions and stipulations to be attached to an approved rezoning:

1. The installation of a Flock Security Camera at the entrance of the community.
2. The establishment of a Homeowners' Association with accompanied Covenants, Restrictions, and Bylaws.

The City's vision for the area surrounding Summerhill Road is to create a mixed-use community with a mix of residential, commercial, and office uses while preserving the existing character of the area and enhancing recreation and green space. PLG firmly contends that the proposed community will check all the characteristics previously mentioned and become the example of residential development that was intended when the Comprehensive Plan was established. The proposed community is within walking distance from a variety of office, retail, and commercial uses in every direction. The central location of the site will allow its residents to partake in all aspects of daily life without having to steer too far away from home.

Development in the R-2C district can be described as a "vibrant and livable community with a variety of services." PLG believes the proposed development on Summerhill Road would encompass this description with its open space, product offerings, and design layout. The provided open space will



**EXHIBIT A**

**Brighton – 2,455 Square Feet**



**Oakmont – 2,118 Square Feet**





# PLG

**Reno – 2,006 Square Feet**



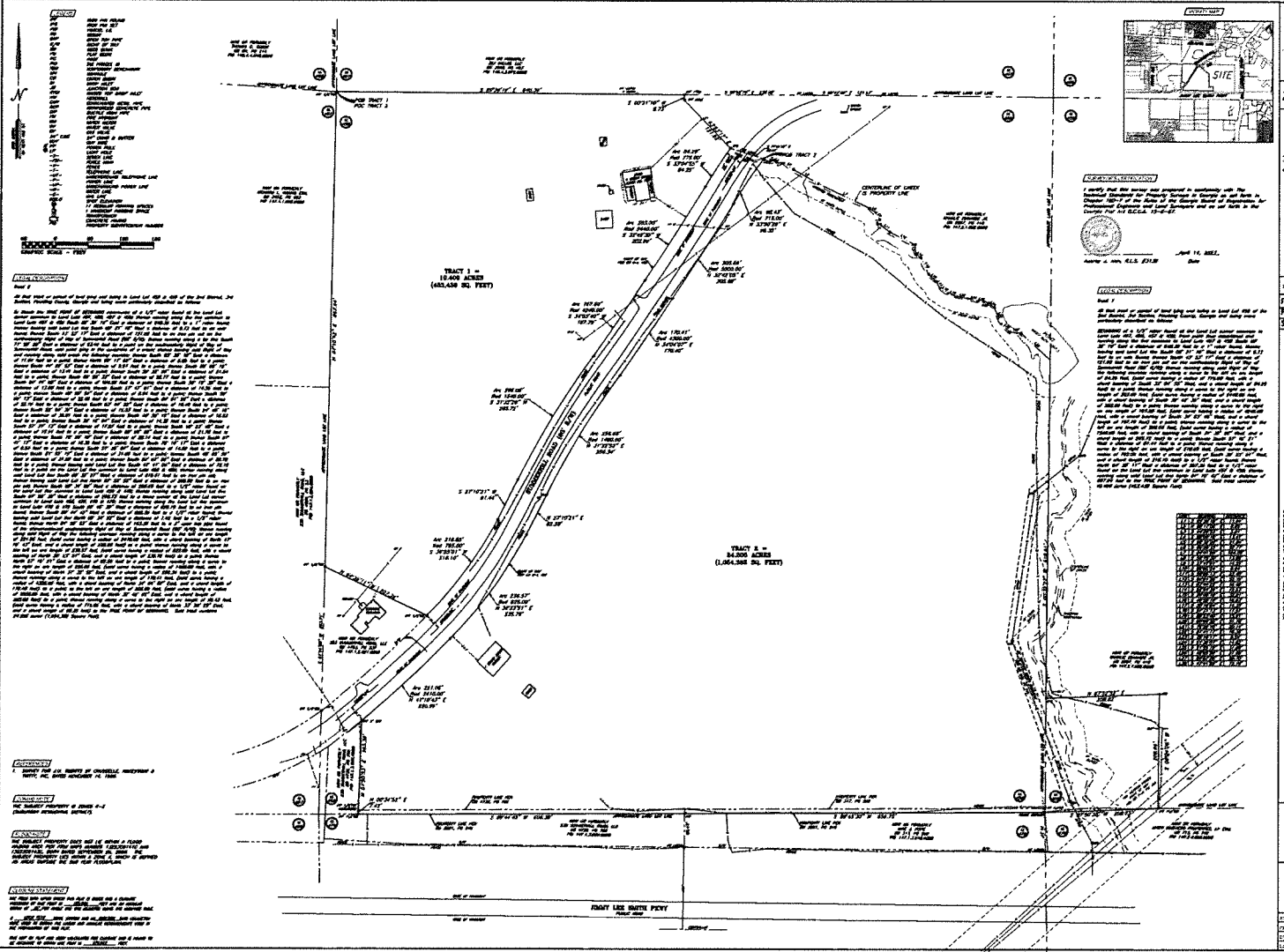
**Richmond – 1,897 Square Feet**





**Rosewood – 1,860 Square Feet**





**TSS**  
TERRACONSTRUCTION SURVEYING SYSTEMS

Map Title: BOUNDARY SURVEY  
Scale: 1" = 40'

Field Date: 06/16/2011  
Scale: 1" = 40'

**BOUNDARY SURVEY**  
PLG LLC  
609 SUMMERHILL ROAD  
MADISON COUNTY, MISSISSIPPI

**1**  
SHEET 1 OF 1

DATE: 06/16/2011  
BY: TSS  
JOB NO: 110120110001

## **Boundary Survey Legal Description**

### 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:

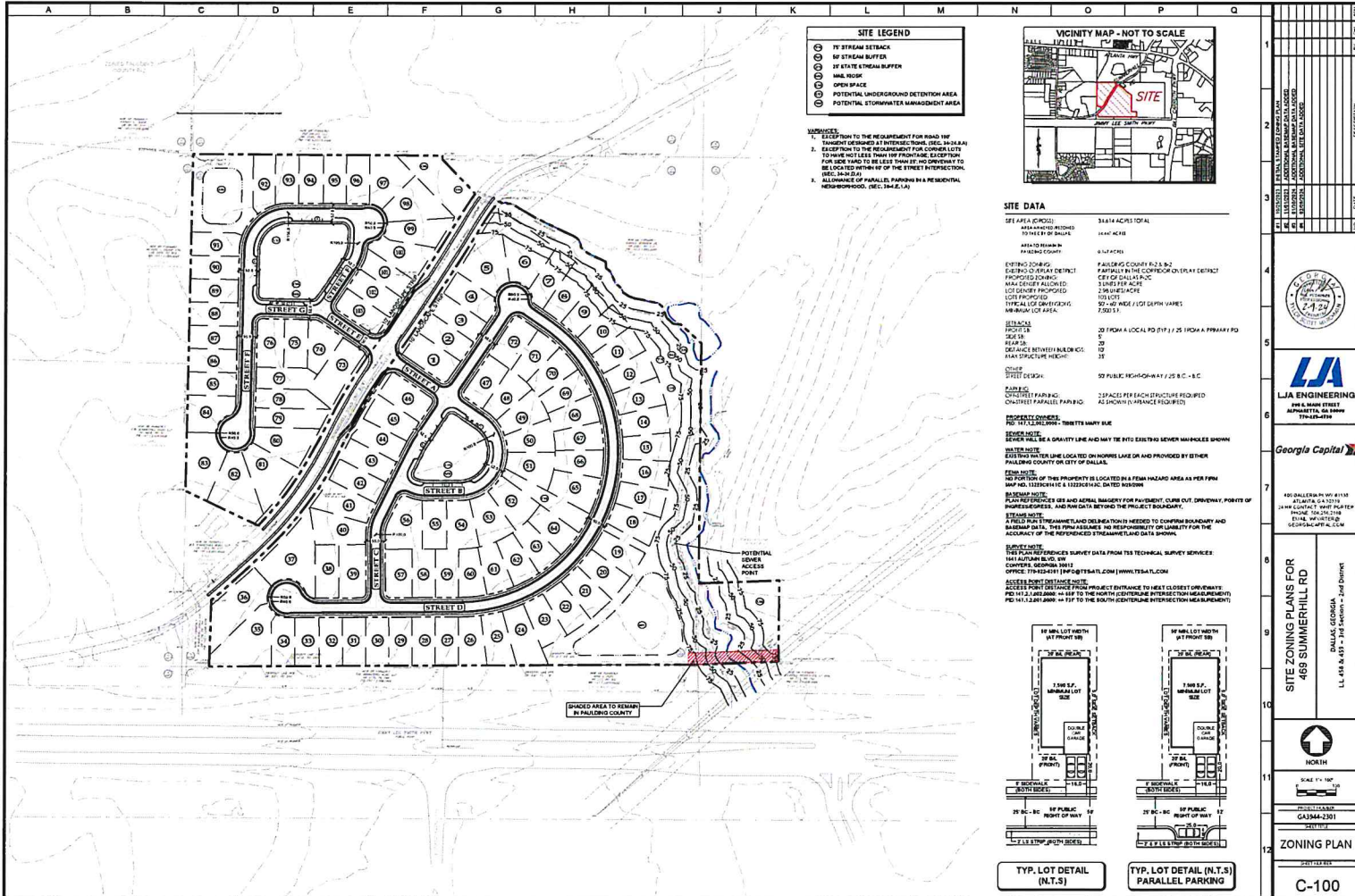
BEGINNING at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; from point thus established and running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" 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).

## Tract 2

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

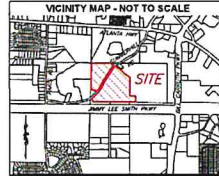
To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 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; thence 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 208.69 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 459 & 478; thence running along said Land Lot line South 87° 50' 38" West a distance of 208.73 feet to a fence corner at the Land Lot corner common to Land Lots 458, 459, 478 & 479; thence running along the Land Lot line common to Land Lots 478 & 479 South 89° 45' 30" West a distance of 659.75 feet to an iron pin found; thence South 89° 44' 42" West a distance of 600.36 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 24.205 Acres (1,054,382 Square Feet).



SITE LEGEND	
	75' STREAM BUFFER
	50' STREAM BUFFER
	10' STATE STREAM BUFFER
	WALL ROOF
	OPEN SPACE
	POTENTIAL UNDERGROUND DETENTION AREA
	POTENTIAL STORMWATER MANAGEMENT AREA

- NOTES:**
- EXCEPTION TO THE REQUIREMENT FOR ROAD USE TARGET DESIGNATED AT INTERSECTION, SEC. 10.20.04.0.
  - EXCEPTION TO THE REQUIREMENT FOR CORNER LOTS TO HAVE NO LESS THAN 10' FRONTAGE, EXCEPTION FOR SIDE YARDS TO BE LESS THAN 10' TO BE LOCATED WITHIN 10' OF THE STREET INTERSECTION, SEC. 10.20.04.0.
  - ALLOWANCE OF PARALLEL PARKING IN A RESIDENTIAL NEIGHBORHOOD, SEC. 10.20.04.0.



**SITE DATA**

**SITE AREA (ACRES):** 3.814 ACRES TOTAL  
**AREA ACROSS RIGH-OF-WAY:** 1.047 ACRES  
**AREA TO REMAIN:** 0.117 ACRES

**ENTRING ZONING:** FARRIS COUNTY R-22 S-2  
**EXISTING ZONING:** PARTIALLY IN THE CORPUS COFFEY LAY-OUT DISTRICT  
**PROPOSED ZONING:** CEN OF DALLAS R-22  
**MAX HEIGHT ALLOWED:** 35.00 FT PER AC-C  
**LOT COVER PERMITTED:** 35.00% PER AC-C  
**LOT COVER PROPOSED:** 10.00%  
**TYPE OF DRIVEWAY:** 20' WIDE SIDE DRIVEWAY  
**MINIMUM LOT AREA:** 7,500 S.F.

**VEHICULAR PROVISIONS:** 20' FROM A LOCAL RD TO 17' 25' FROM A PRIMARY RD  
**SEAL IN:** 0'  
**REAR YARD:** 0'  
**DEVELOPER:** 10'  
**MAX STRUCTURE HEIGHT:** 10'

**STREET DESIGN:** 20' PUBLIC HIGHWAY 17' 25' B.C. - B.C.  
**PAVING:** 22 SPACES PER EACH STRUCTURE REQUIRED  
**CONCRETE PAVEMENT:** 42 SPACES PER EACH STRUCTURE REQUIRED

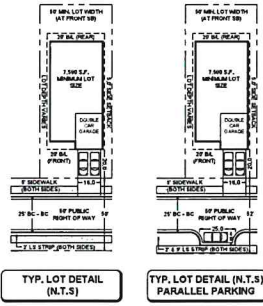
**PROPERTY OWNERS:** PRO 1717152.0000 - TRINITY MARY RUE  
**WATER NOTE:** SEWER WILL BE A GRAVITY LINE AND MAY BE INTO EXISTING SEWER MAINS AS SHOWN  
**POTENTIAL WATER LINE LOCATION ON HORNS LAKE DR AND PROVIDED BY OTHER**  
**FARRIS COUNTY OR CITY OF DALLAS.**

**FEASIBILITY:** NO PORTION OF THIS PROPERTY IS LOGGED BY A FARRIS HAZARD AREA AS PER FPM MAP NO. 1002014-1-A (SEE FPM ONLINE) BEING SHOWN.

**BOUNDARY NOTE:** PLAT REFERENCES ARE AND AERIAL IMAGERY FOR PAYMENT, CURB CUT, DRIVEWAY, PORTS OF ENTRY, EGRESS, AND ROAD DATA BEYOND THE PROJECT BOUNDARY.

**STAKE NOTE:** A FIELD RUN TO DETERMINE LAND DELINEATION IS NEEDED TO CONFIRM BOUNDARY AND BURNING IN THIS FPM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED STREAM AND LAND DATA SHOWN.

**REFERENCE NOTE:** THIS PLAN REFERENCE SURVEY DATA FROM TSS TECHNICAL SURVEY SERVICES HAS LOTS AND BLK, DIV, COVETS, GEORGINA 10011  
**OFFICE:** TRINITYENGINEERING.COM | WWW.TRINITYENGINEERING.COM  
**ACCESS POINT DISTANCE NOTE:** ACCESS POINT DISTANCE FROM PROJECT ENTRANCE TO NEAREST DRIVEWAY:  
 PD 141.1.2.00.0000 - 48' TO THE NORTH (CENTERLINE INTERSECTION MEASUREMENT)  
 PD 141.1.2.00.0000 - 147' TO THE SOUTH (CENTERLINE INTERSECTION MEASUREMENT)



**SITE ZONING PLANS FOR 469 SUMMERHILL RD**

DALLAS, GEORGIA  
 LL 108 84737 - 108 84737 - 108 84737

**GEORGIA CAPITAL**

140 DALLAS ST. #1118  
 ATLANTA, GA 30339  
 404.525.1118  
 WWW.GEORGIA-CAPITAL.COM

**LIJ ENGINEERING**  
 800 W. BERRY STREET  
 AUSTIN, TX 78701  
 512.453.1111

**ZONING PLAN**

DATE: 03/28/2011  
 SHEET: 12 OF 12

**C-100**

126/427

(12)

WARRANTY DEED

NEW ERA PRINT, DALLAS, GA.

STATE OF GEORGIA, PAULDING County.

THIS INDENTURE, made this... day of... November... in the year of our Lord One Thousand Nine Hundred and... Eighty Three... between... RETHA TIBBITTS

of the State of... Georgia... and County of... Paulding... of the first part and... J. U. TIBBITTS and MARY SUE TIBBITTS

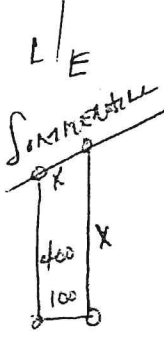
of the State of... Georgia... and County of... Paulding... of the second part.

WITNESSETH: That the said part... of the first part, for and in consideration of the sum of \$10.00 plus other good and valuable considerations... DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties... of the second part, their heirs and assigns, all that tract or parcel of land lying and being in Land Lot No. 458 of the 2nd District and 3rd Section of Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Southerly right-of-way of Summerhill Road (sometimes known as Croker Road), said point being located 430 feet Northeasterly (as measured along the Southerly right-of-way of Summerhill Road) from the intersection of the West land lot line of Land Lot No. 458 with the Southerly right-of-way of Summerhill Road; thence running South 00 degrees, 00 minutes, 55 seconds East for a distance of 475 feet; thence running East parallel with the South land lot line of Land Lot No. 458 for a distance of 325 feet to a point; thence running North 00 degrees, 00 minutes, 55 seconds West for a distance of 823 feet to a point on the Southerly right-of-way of Summerhill Road; thence running in a Southwesterly direction along the Southerly right-of-way of Summerhill Road a distance of 390 feet to the Point of Beginning.

LESS AND EXCEPTED and not conveyed hereby, that property described as follows:

BEGINNING at a point on the Southerly right-of-way of Summerhill Road (sometimes known as Croker Road), said point being located 430 feet Northeasterly (as measured along the Southerly right-of-way of Summerhill Road) from the intersection of the Southerly right-of-way of Summerhill Road with the West land lot line of Land Lot No. 458; thence running South 00 degrees, 00 minutes, 55 seconds East for a distance of 400 feet to a point; thence running in an Easterly direction parallel with the South land lot line of Land Lot No. 458 for a distance of 100 feet; thence running North 00 degrees, 00 minutes, 55 seconds West to a point on the Southerly right-of-way of Summerhill Road; thence running in a Southwesterly direction along the Southerly right-of-way of Summerhill Road to the Point of Beginning.



X

BACK IN RTV C 253/760

Paulding County, Ga. Real Estate Transfer Tax Paid \$ None Date 12-29-87 (City/County Clerk) Superior Court

PAULDING COUNTY GEORGIA FILED IN PUBLIC RECORDS 29 DEC 29 PM 2:08 GLENDA



TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of them the said part 1st of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part 1st of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

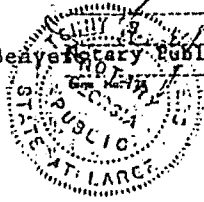
IN WITNESS WHEREOF, The said party of the first part has her hereunto set her hand and affixed her seal, this day and year above written.

Signed, sealed and delivered in the presence of

Witness

Retha Tibbitts (Seal)  
Retha Tibbitts (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

Tonny S. Beavers  
 N.P. Notary Public



RECORDED 12-30-87  
 STICHA R. SIMMONS, CLERK  
 SUPERIOR COURT, PAULDING CO.

BOOK - 126 PAGE 428

WARRANTY DEED  
 FROM  
 RETHA TIBBITTS  
 TO  
 J. U. TIBBITTS and  
 MARY SUE TIBBITTS  
 November 14 83  
 Georgia Paulding County  
 NOTICED TO THE RECORDS SUPERIOR COURT  
 DECEMBER 14 1983  
 Filed for Record at 10:00 a.m. 12  
 CLERK  
 Recorded in Book 126 Page 428  
 Clerk

WARRANTY DEED

NEW ERA PRINT, DALLAS, GA.

STATE OF GEORGIA, Paulding County.

THIS INDENTURE, made this 27th day of December in the year of our Lord One Thousand Nine Hundred and Ninety-one between RETHA TIBBITTS

of the State of Georgia and County of Paulding of the first part and J. U. TIBBITTS and MARY SUE TIBBITTS

of the State of Georgia and County of Paulding of the second part.

WITNESSETH: That the said part y. of the first part, for and in consideration of the sum of \$10.00 plus other good and valuable considerations DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha. granted, bargained, sold and conveyed and by these presents do. grant, bargain, sell and convey unto the said part. i.e.s. of the second part, their heirs and assigns, all that tract or parcel of land lying and being in Land Lot No. 458 of the 2nd District and 3rd Section of Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Southerly right-of-way of Summerhill Road (sometimes known as Croker Road), said point being located 430 feet Northeasterly (as measured along the Southerly right-of-way of Summerhill Road) from the intersection of the Southerly right-of-way of Summerhill Road with the West land lot line of Land Lot No. 458; thence running South 00 degrees, 00 minutes, 55 seconds East for a distance of 400 feet to a point; thence running in an Easterly direction parallel with the South land lot line of Land Lot No. 458 for a distance of 100 feet; thence running North 00 degrees, 00 minutes, 55 seconds West to a point on the Southerly right-of-way of Summerhill Road; thence running in a Southwesterly direction along the Southerly right-of-way of Summerhill Road to the Point of Beginning.

Paulding County, Ga. Real Estate Transfer Tax Paid Date 1-6-92 (Click on Signature) Superior Court

RECORDED 1-6-92 SILVIA G. SHERIDAN SUPERIOR COURT, PAULDING CO.

52 JAN -6 4:10 PM '92

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of them the said part. i.e.s. of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said part y. of the first part, for her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part. i.e.s. of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part y. of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of

WITNESS

Notary Public

Term No. 25

Retha Tibbitts (Seal) Retha Tibbitts (Seal) (Seal) (Seal)

253760 13

TONNY S. BEAVERS SUSAN K. BEAVERS N.P.



4

Deed Doc: BSTD  
Filed 06/07/2018 10:42AM  
Georgia Transfer Tax Paid : \$0.00  
BANK OF GEORGIA NOT CERTIFY TITLE  
Clerk Superior Court, Paulding County, Ga.  
Bk 03881 Pg 0249-0251  
1102018003953

DOCUMENT PREPARATION ONLY - DRAFTING ATTORNEY HAS NOT EXAMINED

Please return to:  
Mason Law Group (Georgia) LLC  
201 W Memorial Dr.  
Dallas, GA 30132

Executors Deed

3881249  
103

STATE OF GEORGIA

COUNTY OF PAULDING

THIS INDENTURE, made this 7<sup>th</sup> day of June, 2018 between CONNIE SUE TIBBITTS, as Executrix of the Estate of Jerrell Umbrey Tibbitts a/k/a J.U. Tibbitts, Deceased of the First Part (hereinafter called "grantor") and MARY SUE TIBBITTS 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 the said grantor (acting under and by virtue of the power and authority contained in the Letters Testamentary by the Paulding County, Georgia Probate Court on March 29, 2017, in Estate No. 2017-096), for and in consideration of the sum of TEN DOLLARS (\$10.00) Dollars in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee,

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This deed is given subject to all easements and restrictions of record.

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 grantor herein has hereunto set hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

WITNESS: *Meredith Hamilton*

GRANTOR:

*Connie Sue Tibbitts* (SEAL)

CONNIE SUE TIBBITTS, AS EXECUTRIX OF THE ESTATE OF JERRELL UMBREY TIBBITTS, DECEASED

*[Handwritten Signature]*

Notary Public

(Affix Notary Seal)



# Exhibit "A"

... a one-half undivided interest in all that tract or parcel of land lying and being in the Second District and Third Second of Paulding County, Georgia, and being more particularly described as follows:

One acre off the Southwest corner of Land Lot 459 plus all of Original Land Lot No. 458 EXCEPT one acre off the East end of the North half of said Land Lot EXCEPT One one-fourth (1/4) acre described as follows:

BEGINNING at the Northwest corner of the above described 1 acre tract in the Northeast corner of Land Lot No. 458 and thence running West along the North original line of said Land Lot No. 458 to the line of the property formerly owned by Ben F. Groker, now owned by J. U. Tibbitts; thence South along the East boundary line of property now owned by J. U. Tibbitts a distance of 10 feet to a stake; thence running East on a line which runs through a spring and a culvert and continuing down through the center of said stream to the East original line of said Land Lot No. 458; thence North along the East original line of said Land Lot No. 458 to the Southeast corner of the above described 1 acre tract in the Northeast corner of said Land Lot No. 458; thence running in a Westerly direction along the South boundary line of said above described 1 acre tract to the Southwest corner of same; thence North along the West boundary line of said above described 1 acre tract to the North original line of said Land Lot No. 458 and the point of beginning.

Rec'd L. H. T. ...  
Paid \$ 11.00  
Date 12-24-50  
P. M. ...

Filed February 24, 1976 9:33 A. M.

538

Recorded February 24, 1976 C. M. Turner, Clerk

TV/638

①

WARRANTY DEED

NEW ERA FORM, DALLAS, GA.

STATE OF GEORGIA, PAULDING County.

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord One Thousand Nine Hundred and \_\_\_\_\_ Seventy-Six between J. U. TIBBITTS

of the State of Georgia and County of Paulding of the first part and MARY SUE TIBBITTS

of the State of Georgia and County of Paulding of the second part

WITNESSETH: That the said part... of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he... granted, bargained, sold and conveyed and by these presents do... grant, bargain, sell and convey unto the said part... of the second part, her heirs and assigns, a one-half undivided interest in all that tract or parcel of land lying and being in the Second District and Third Second of Paulding County, Georgia, and being more particularly described as follows:

One acre off the Southwest corner of Land Lot 459 plus all of Original Land Lot No. 458 EXCEPT one acre off the East end of the North half of said Land Lot EXCEPT One one-fourth (1/4) acre described as follows:

BEGINNING at the Northwest corner of the above described 1 acre tract in the Northeast corner of Land Lot No. 458 and thence running West along the North original line of said Land Lot No. 458 to the line of the property formerly owned by Ben F. Croker, now owned by J. U. Tibbitts; thence South along the East boundary line of property now owned by J. U. Tibbitts a distance of 10 feet to a stake; thence running East on a line which runs through a spring and a culvert and continuing down through the center of said stream to the East original line of said Land Lot No. 458; thence North along the East original line of said Land Lot No. 458 to the Southeast corner of the above described 1 acre tract in the Northeast corner of said Land Lot No. 458; thence running in a Westerly direction along the South boundary line of said above described 1 acre tract to the Southwest corner of same; thence North along the West boundary line of said above described 1 acre tract to the North original line of said Land Lot No. 458 and the point of beginning.

Paulding, Georgia
Paid \$ None
Date 2-24-76
C. M. Turner
Clerk of Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of herself the said part... of the second part, her heirs and assigns forever, IN FEE SIMPLE.

And the said part... of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part... of the second part, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part... of the first part hereunto set his hand and seized his seal, the day and year above written:

Stated, sealed and delivered in the presence of Jeffrey E. Talley, Peggy W. Resner, D. L. Lester

J. U. Tibbitts (Seal)
J. U. Tibbitts (Seal)
(Seal)
(Seal)

Jeffrey E. Talley
Peggy W. Resner, N.P.
Seal Impaired

1.0 AC
LL 458
ALL
458 AC
ONE AC
1/4

4 LL 459
ALL 458
4 1/4 AC
1/4 AC

Adjacent Property Owner Info - 469 Summerhill Road			
Owner	Property Address	Mailing Address	Tax Parcel ID
Pope, Mike	UNASSIGNED ADDRESS	95 Avery Way, Dallas, GA, 30157	147.1.3.010.0000
230 Summerhill Road, LLC	UNASSIGNED ADDRESS	783 Holland Rd, Powder Springs, GA, 30127	147.1.3.008.0000
230 Summerhill Road, LLC	105 Beckward Path, Dallas GA	783 Holland Rd, Powder Springs, GA, 30127	147.1.2.004.0000
303 Summerhill Road, LLC	303 Summerhill Road, Dallas, GA	783 Holland Rd, Powder Springs, GA, 30127	147.1.2.001.0000
ZEI Dallas, LLC	3366 Allanta Hwy, Dallas, GA	10933 Crabapple Rd, Roswell, GA, 30075	140.4.3.072.0000
2011 Edwards Family Revocable Trust	598 Summerhill Road, Dallas, GA	598 Summerhill Road, C/O Charlie Edwards Jr, Dallas, GA, 30132	147.2.1.002.0000
Tabor, Thomas C	UNASSIGNED ADDRESS	404 Redwood Dr NE, Marietta, GA, 30060	140.4.4.046.0000
Aiken Business Properties LP / Ollis			
Production Inc	UNASSIGNED ADDRESS	PO Box 827 C/O Aiken Magement Trust, Dallas, GA, 30132	147.2.4.006.0000
Harris, Richard L & Harris, Dolores C	UNASSIGNED ADDRESS	783 Holland Rd, Powder Springs, GA, 30127	147.1.1.006.0000
Paulding Medical Center, Inc	146 Bill Carruth Pkwy, Hiram, 30141	PO Box 92129 C/O Altus Group, Southlake, TX, 76092	147.2.4.002.0000
McNeel Covey 278, LLC	UNASSIGNED ADDRESS	990 Cobb Pwky N Suite 201, Marietta, GA, 30062	147.1.2.002.0000
90 International, LLC	90 International Pkwy, Dallas, GA, 30157	1303 Hightower Trail Suite 205, C/O Brown Realty Advisors, Inc, Atlanta, GA, 30350	147.1.3.006.0000

Printed: 10/25/2023 13:06:39 PM



Official Tax Receipt  
Paulding County, GA  
240 Constitution Blvd  
Dallas, 30132  
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-065499	R0138 76	469 SUMMERHILL RD	\$2,541.22	\$26.46 Fees: \$0.00	\$0.00	\$2,567.68	\$0.00
Totals:			\$2,541.22	\$26.46	\$0.00	\$2,567.68	\$0.00

Paid Date: 02/01/2023

Charge Amount: \$2,567.68

TIBBITTS MARY SUE  
4809 SHAE CT  
POWDER SPRINGS, GA 30127



Scan this code with your mobile phone to view this bill