



Where Georgia comes together.

STAFF REPORT

From the Department of Community Development
April 3, 2025

CASE NUMBER: RZNE-0042-2025
APPLICANT: Matthew Widner/Widner & Associates, Inc.
REQUEST: Rezone from R-1, Single-Family Residential to C-2, General Commercial
LOCATION: 2009 Sam Nunn Blvd; 0P38A0 001000

BACKGROUND INFORMATION: The applicant is proposing to rezone the entire 2.43-acre parcel from R-1 to C-2, General Commercial. The applicant plans to develop the parcel into a commercial use that supports the surrounding residential areas, creating neighborhood-level commercial services where there currently are none.

STANDARDS GOVERNING ZONE CHANGES:

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? There are no known covenants or restrictions pertaining to this parcel.

1. The existing land uses and zoning classification of nearby property.

	Zoning	Land Use
North	C-2, General Commercial	Veterinarian Clinic
South	R-AG, Residential Agriculture	Undeveloped
East	GU, Governmental Use	Heritage Oaks Park
West	PUD, Planned Unit Development	Houston Springs (undeveloped)

- Does the proposed zoning classification comply with the Comprehensive Plan and other adopted plans applicable to the subject property?* Yes. The property is in an In-Town Corridor character area in the 2022 Joint Comprehensive Plan that recommends a mixture of residential and commercial uses.
- Are all of the uses permitted in the proposed zoning classification compatible with existing uses on adjacent and nearby properties?* Uses allowed in this zoning designation are generally complementary to residential uses. They include service stations, retails use, and restaurants – all of which are welcomed uses within walking distance of a residential area.
- Will any of the uses permitted in the proposed zoning classification cause adverse impacts to adjacent and nearby properties?* No adverse impacts are expected from any of the potential

uses in the proposed zoning designation. Proper screening between commercial and residential properties is required to minimize potential visual or audible effects resulting from use of the parcel.

5. *Would any of the permitted uses and density allowed in the proposed zoning classification cause an excessive burden on existing streets, utilities, city services, or schools?* Rezoning this parcel to commercial use should not place any burden on existing streets, schools, or city services. Utilities are available on the parcel; however, sewer capacity is limited. Commercial use on this parcel should not exceed current capacity limitations. Surveying is also needed to determine the amount of easement located on this property. That will dictate the amount of developable land left.
6. *Do existing or changing conditions in the area support either approval or disapproval of the proposed zoning classification?* The existing character area classification and adjacent uses support commercial development on this parcel.
7. *Does the subject property have a reasonable economic use as currently zoned?* Yes, the parcel could be developed into single-family homes, as zoned. However, the proximity to US Hwy 341 may make the parcel less enjoyable for homeowners. It has remained undeveloped since being recorded in 1987.

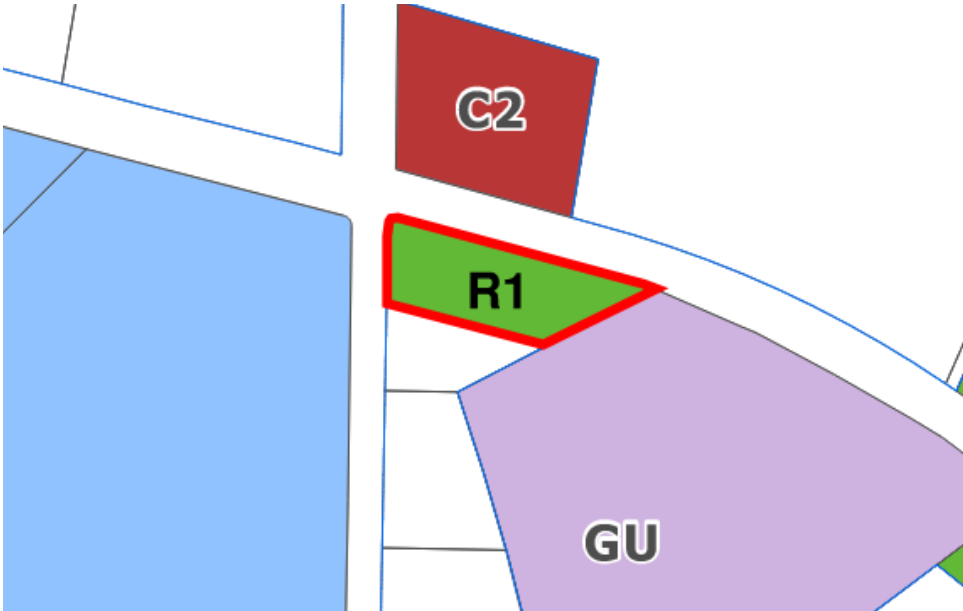
STAFF RECOMMENDATION:

Staff recommends approval

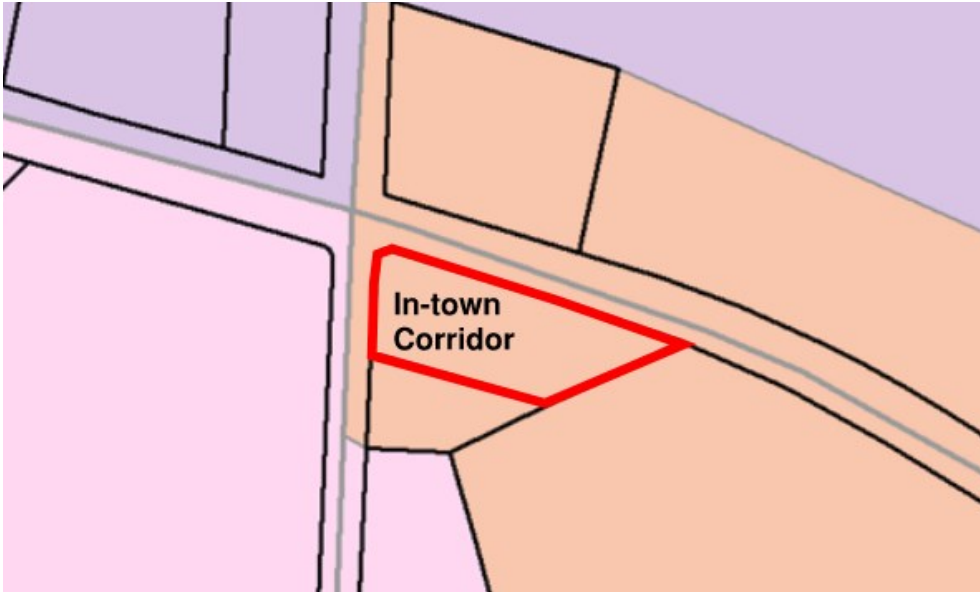


RZNE-0042-2025
2009 Sam Nunn Blvd
Rezone from R-1 to C-2

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # RZNE
0042-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Matthew Widner/Widner & Associates, Inc.	KNS Place LLC
*Title	Representative	Owner
*Address	793 Poplar St, Macon, GA 31201	1115 Morningside Dr. Perry, GA 31069
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address or Location	Airport Rd / <u>2009 Sam Nunn Blvd</u>
*Tax Map Number(s)	0P38A0 001000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property;

Request



*Current Zoning District	R-1	*Proposed Zoning District	C-2
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u>			
Existing: Undeveloped woodland area. Proposed: Neighborhood commercial development.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$316.00 plus \$27.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$527.00 plus \$42.00/acre
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No x
If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant		*Date March 3, 2025
*Property Owner/Authorized Agent		*Date 3/3/25

Standards for Granting a Rezoning

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.

March 3, 2025



City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069

Subject: Airport Rd, Tract 1, Houston Co, Commercial Development
Project Number: 7317-015-01

Dear Planning Commission,

Widner & Associates respectfully requests annexation and rezoning for the proposed residential development of the property.

Standards for Granting a Zoning Classification

(1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.

The property at the northeast corner of the intersection of Airport Road and Sam Nunn Blvd. is zoned C-2. This application is to request that the properties on the southeast corner of this same intersection of Airport Road and Sam Nunn Blvd. be rezoned to C-2 to support neighborhood commercial development.

(2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.

The property to the north is the same zoning as requested in this application. The proposed is a development to support neighborhood commercial development ancillary to the residential communities.

(3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.

The uses permitted in C-2 would not be adverse to adjacent properties. Property to the south is under the same ownership. To the north the zoning is the same for that parcel as proposed in this application. Additionally, the City ordinance creates buffering to mitigate commercial to adjacent residential parcels. These future commercial developments are intended to be integrated into the neighborhood and to provide supportive functions for the residents.

(4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.

The proposed commercial development is not anticipated to create additional traffic to the area. Utilities and city services will be capable of accommodating future development. Schools will not be impacted.

March 3, 2025

(5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

The additional homes constructed in the last several years or with proposed developments will support commercial development in the area.

(6) Whether the subject property has a reasonable economic use as currently zoned.

A single family residence at this location has not been developed nor has interest been obtained. Therefore, commercial development is more economically viable.

Respectfully submitted,

Matthew T. Widner, RLA



793 Poplar Street
P.O. Box 102
Macon, GA 31202
(478) 746-2010
Fax (478) 746-0149
widner@widner-assoc.com
www.widner-assoc.com

LEGEND

- 1/2" MARK SET
- 1/2" RIBBON FOUND UNLESS OTHERWISE NOTED
- 1/4" RIBBON FOUND UNLESS OTHERWISE NOTED
- CALCULATED CURVE
- CONCRETE FOUND UNLESS OTHERWISE NOTED
- RIGHT OF WAY
- BUILDING LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- CATCH BASIN
- JUNCTION BOX
- DROP INLET
- HEADWALL
- PAVEMENT
- CRK
- LAND LOT LINE
- FENCE LINE
- FINISH FLOOR ELEVATION
- WATER LINE
- CENTERLINE
- TEST HOLE
- SITE PLAN ENG DEPT
- SITE PLAN HEALTH DEPT
- ELEVATION
- RESIDENTIAL DRAINAGE PLAN
- REINFORCED CONCRETE PIPE
- UNREINFORCED CONCRETE PIPE
- LIGHT PIPE
- WATER VALVE
- WATER METER
- POINT OF BEGINNING
- POINT OF TERMINATION

SURVEYORS CERTIFICATION

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION THAT ALL MEASUREMENTS SHOWN THEREON ACCURATELY REPRESENT THE LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING HAS BEEN FULLY COMPLIED WITH ALL SUBDIVISION REGULATIONS OF THE CITY/COUNTY, STATE AND FEDERAL GOVERNMENT. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF THE SURVEYING PROFESSION AS SET FORTH IN CHAPTER 46 OF THE RULES OF THE GEORGIA SURVEYING BOARD AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 46-6-67 AUTHORITY O.C.G.A. 46-6-8, 15-6-67, 46-6-84, 46-6-15, 46-6-16, 46-6-17, 46-6-22.

BY **MAGUIRE A. MALZBURG**
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 7991

SURVEYORS NOTE
THIS PLAT IS A REBARK OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT REPRESENT A NEW SURVEY OR REVISION OF AN EXISTING SURVEY. THE INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. REVISIONS OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR ANY USE OR PURPOSES OF THE LAND.

TOTAL AREA: 2.43 ACRES

NOTES:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

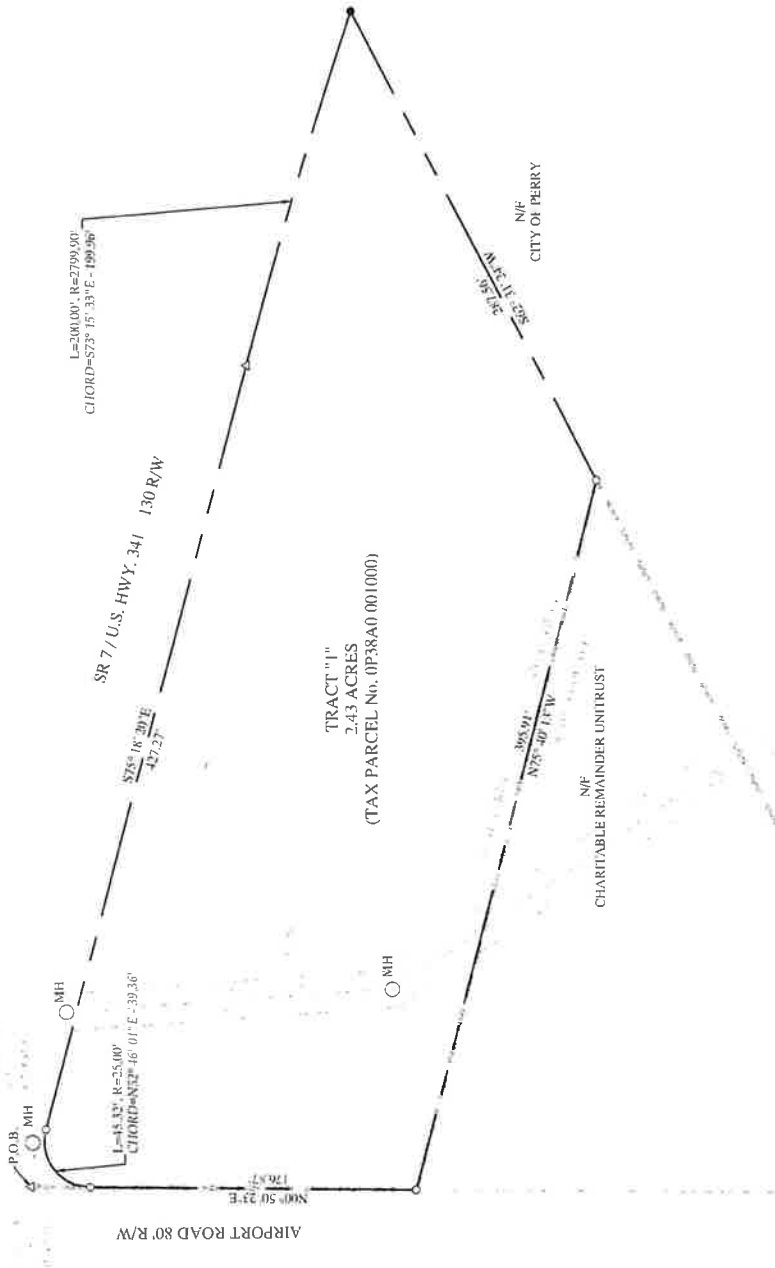
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A TOPCON GTS 2110 AND HAS A LINEAR PRECISION OF 1/100,000. THE PLAT WAS PREPARED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 100,000 FT. T.

ACCORDING TO INFORMATION SHOWN ON FEMA A CONDEMNIATION PLAN NUMBER 13153 C 003 E, EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE.

NO WETLANDS SHOWN HEREON.

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

Type: GEORGIA STANDARD PLATS
Recorded: 8/10/2023 3:16:00 PM
County: Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk
Participant ID: 9648120189
BK 84 PG 153



NO.	DATE	REVISION	COUNTY:	HOUSTON
			DISTRICT:	10TH
			LAND LOT:	19
			DATE:	8/4/2023
			SCALE:	1" = 50'
			JOB NO.:	99112-004

SURVEY FOR:
1 TRACT CONTAINING 2.43 ACRES ON AIRPORT ROAD



P.O. BOX 1821
Perry, Georgia 31009
Office (478) 234-7070
Fax (478) 234-7072
WWW.MCLOUDSURVEYING.COM

Type: GEORGIA LAND RECORDS
Recorded: 8/25/2023 1:56:00 PM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Return To:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
912 Main Street
P.O. Box 89
Perry, Georgia 31069
DLTJ File No.: 23-29710-R

Participant ID(s): 7491002503,
0466245412

BK 10181 PG 154 - 155

QUIT CLAIM DEED

**STATE OF GEORGIA
COUNTY OF HOUSTON**

THIS INDENTURE, made this 18th day of August, in the Year of our Lord Two Thousand Twenty-Three, between

DIXIE HOMES, LLC AND LONE HAWK LLC

as parties of the first part, and

KNS PLACE, LLC

as party of the second part,

WITNESSETH: That said parties of the first part, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents do remise, convey and forever QUIT-CLAIM to the said party of the second part, its heirs and assigns, all that tract or parcel of land, lying and being in Houston County and more particularly described as follows:

TRACT 1

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 1, containing 2.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 153, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 2

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 2, containing 1.15 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 155, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said parties of the first part nor its successors or assigns, nor any other person or persons claiming under them shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

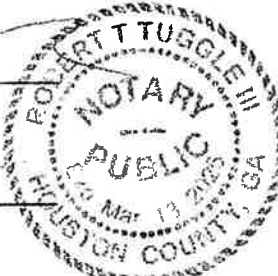
DIXIE HOMES, LLC

By: William L Hudson (SEAL)
WILLIAM L. HUDSON; SOLE MEMBER

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



LONE HAWK LLC

By: Tim Demoonie (SEAL)
TIM DEMOONIE; SOLE MEMBER

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



Daniel, Lawson, Tuggle & Jerles, LLP
912 Main Street
Post Office Box 89
Perry, Georgia 31069
(478) 987-2622

Type: GEORGIA LAND RECORDS
Recorded: 8/25/2023 2:28:00 PM
Fee Amt: \$45.00 Page 1 of 2
Transfer Tax: \$20.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Return:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

Participant ID(s): 7491002503,
0466245412

BK 10181 PG 156 - 157

File No.: 23-29901-R

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, Made the 18th day of August, in the year two thousand twenty-three, between

DIXIE HOMES, LLC
LONE HAWK LLC

of the State of Georgia, as parties of the first part, hereinafter called Grantors, and

KNS PLACE, LLC

of the State of Georgia, as party 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).

WITNESSETH THAT : Grantors, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, alienated, conveyed and confirmed and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 3, containing 2.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TO HAVE AND TO HOLD the said property, 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**.

AND THE SAID GRANTORS warrant and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under the Grantors.


IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

DIXIE HOMES, LLC

By: William L Hudson (SEAL)
WILLIAM L. HUDSON; SOLE MEMBER

Signed, sealed and delivered
in the presence of:

[Signature]
Witness
[Signature]
Notary Public




LONE HAWK LLC

By: [Signature] (SEAL)
TIM DEMOONIE; SOLE MEMBER

Signed, sealed and delivered
in the presence of:

[Signature]
Witness
[Signature]
Notary Public



Daniel Lawson Tuggle & Jerles, LLP
Attorneys At Law
P. O. Box 89
912 Main Street
Perry, GA 31049

Type: GEORGIA LAND RECORDS
Recorded: 8/25/2023 1:56:00 PM
Fee Amt: \$809.30 Page 1 of 3
Transfer Tax: \$784.30
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Return:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

Participant ID(s): 7491002503,
0466245412

BK 10181 PG 151 - 153

File No.: 23-29710-R

LIMITED WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THIS INDENTURE, Made the 18th day of August, in the year two thousand twenty-three, between

JOSEPH M. SWANSON AS TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST

of the State of Tennessee, as party of the first part, hereinafter called Grantor, and

KNS PLACE, LLC
DIXIE HOMES, LLC
LONE HAWK LLC

of the State of Georgia, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, all the following described property, to wit:


SEE ATTACHED EXHIBIT "A"

Said property is conveyed subject to all taxes and assessments for the year 2023 and subsequent years, not yet due and payable, and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the said property, 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 Grantees forever in **FEE SIMPLE**.

AND THE SAID GRANTOR warrants and will forever defend the right and title to the above described property unto the said Grantees against the claims of all persons claiming by, through or under the Grantor (excluding claims arising out of the Permitted Exceptions).

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

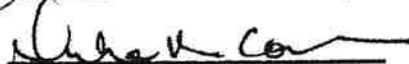


**JOSEPH M. SWANSON AS TRUSTEE OF THE
CHARITABLE REMAINDER UNITRUST** (SEAL)

Signed, sealed and delivered
in the presence of:



Witness



Notary Public



Daniel, Lawson, Tuggle & Jerles, LLP
Attorneys At Law
P. O. Box 89
912 Main Street
Perry, GA 31049

Exhibit "A"
Legal Description

TRACT 1

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 1, containing 2.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 153, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 2

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 2, containing 1.15 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 155, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 3

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 3, containing 2.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 4

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 4, containing 21.43 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

TRACT 5

All that tract or parcel of land situate, lying and being in Land Lot 19 of the 10th Land District of Houston County, Georgia, and being known and designated as Tract 5, containing 1.00 acres, and having such shapes, metes, bounds courses and distances as are shown on a plat of survey prepared by Marty McLeod, Georgia Registered Land Surveyor No. 2991, dated August 4, 2023 and recorded in Plat Book 84, Page 154, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.