

**AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

**Date:** September 16, 2024

**Meeting Date:** September 23, 2024

**Submitted By:** Julie Edmiston

**Department:** Public Works

**Signature of Elected Official/Department Head:**  
Jennifer VanderLaan

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| <b>Court Decision:</b><br><small>This section to be completed by County Judge's Office</small> |
|              |

**Description:**

Consideration of Variance to allow permitting for two living structures and two septic systems on Lot 10, Block 2, Wallingford Place, being less than two acres, located in Precinct 2.

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(May attach additional sheets if necessary)

**Person to Present:** Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

**Supporting Documentation:** (check one)     PUBLIC     CONFIDENTIAL  
(PUBLIC documentation may be made available to the public prior to the Meeting)

**Estimated Length of Presentation:** 10 minutes

**Session Requested:** (check one)  
 Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**  
 County Attorney     IT     Purchasing     Auditor  
 Personnel     Public Works     Facilities Management

**Other Department/Official (list)** \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**



## Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305  
Cleburne, Texas 76033  
817-556-6380

### VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name William Thomas Date 9-16-24

Phone Number 571-422-8847

Email Address Williaml.thomasjr@gmail.com

Property Information for Variance Request:

Property 911 address 1349 Aubrey Ln Crowley TX 76036

Subdivision name Wallingford Place Block 2 Lot 10

Survey \_\_\_\_\_ Abstract \_\_\_\_\_ Acreage 1.85

Request Septic install

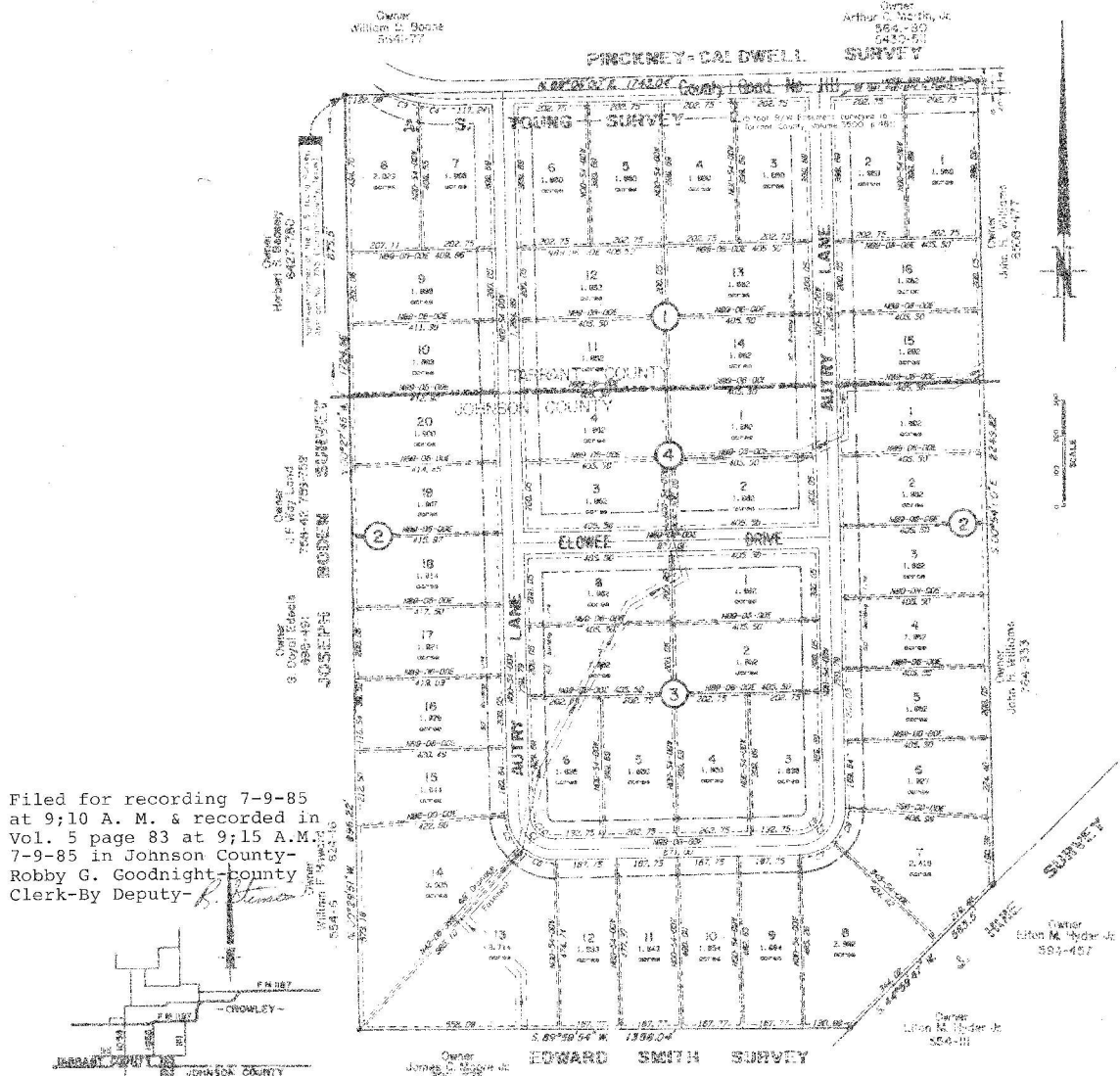
Reason for request to allow two livable structures with 2 septic on less than two acres

Provide the following with this request:

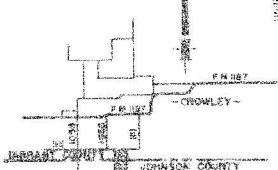
- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

-REVISED-  
**WALLINGFORD PLACE**

Being a 102.892 acre tract, a part of the A. S. Young Survey  
Abstract No. 932 (Johnson County) Abstract No. 1755 (Tarrant County)  
Johnson and Tarrant Counties, Texas



Filed for recording 7-9-85  
at 9:10 A. M. & recorded in  
Vol. 5 page 83 at 9:15 A.M.  
7-9-85 in Johnson County-  
Robby G. Goodnight, County  
Clerk-By Deputy-*B. [Signature]*



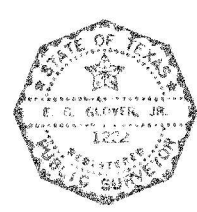
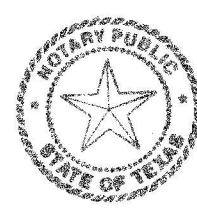
**KNOW ALL MEN BY THESE PRESENTS:**  
That, POYNTER DEVELOPMENT COMPANY, Inc. is the  
Owner and Developer of the property as shown hereon  
and does hereby dedicate, for Public use, the drives,  
lanes, roads and utility easements as shown on the above  
plat, this the 2th day of July, 1985.

By: *Sidney H. Poynter*  
Sidney H. Poynter, President  
Poynter Development Company, Inc.

Before me, the undersigned authority, a Notary Public in  
and for the State of Texas, on this date personally  
appeared Sidney H. Poynter, known to be the  
person and officer whose name is subscribed to the fore-  
going instrument and acknowledged to me that the same  
was the act of the said Poynter Development Company, Inc.,  
and that he executed the same as the act of the said  
corporation for the purposes and consideration therein  
expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 2th day  
of July, 1985.

*Wanda J. Madson*  
Notary Public in and for the State of Texas  
My Commission expires **9-18-87**



I, E. G. Glover Jr, Registered Public Surveyor, No. 1222, of  
Texas, do hereby certify that this plat correctly  
represents the lots, streets and easements as surveyed  
and platted by me on this the 2th day of July, 1985.  
*E. G. Glover Jr.*  
Registered Public Surveyor

| Curve | CURVE DATA |        |         |
|-------|------------|--------|---------|
|       | Δ          | R      | L       |
| 1     | 90°00'00"  | 100.0' | 157.08' |
| 2     | 90°00'00"  | 100.0' | 157.08' |
| 3     | 11°48'33"  | 417.0' | 88.95'  |
| 4     | 11°48'53"  | 417.0' | 88.12'  |
| 5     | 46°59'22"  | 130.0' | 108.82' |
| 6     | 43°00'38"  | 30.0'  | 87.59'  |
| 7     | 45°00'00"  | 30.0'  | 102.1'  |
| 8     | 45°00'00"  | 30.0'  | 102.1'  |
| 9     | 90°00'00"  | 70.0'  | 108.96' |
| 10    | 90°00'00"  | 70.0'  | 108.96' |

**UTILITY EASEMENTS**  
Five foot utility easements along side and rear lot lines. Ten foot utility  
easements along front lot lines and lot lines abutting the outside perim-  
eter of subdivision.

NOTE: This Subdivision is subject to all of the terms and  
conditions of Johnson County Commissioner's Court. A  
permit or license must be obtained by the owner of each  
lot for the private sewage facility (septic tank) constructed  
in the Subdivision.

APPROVED this the 2th day of July, 1985, by  
JOHNSON COUNTY COMMISSIONERS' COURT.

*Wayne [Signature]*  
County Judge

NOTE: Johnson County will not be responsible for any flooding  
in the Subdivision or any property adjoining that would result  
from the flooding.

**WATER SOURCE**  
Johnson County Rural Water Supply Corporation

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

Document Number: 2017-30025

Recorded As : ERX-WARRANTY DEED

Recorded On: December 04, 2017

Recorded At: 08:50:32 am

Number of Pages: 4

Recording Fee: \$34.00

**Parties:**

Direct-

Indirect- NA

Receipt Number: 114140

Processed By: Linda Bailey

**\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\***



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

## WARRANTY DEED WITH VENDOR'S LIEN

PROVIDENCE TITLE COMPANY  
GF NO.: 104005424

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** November 29, 2017 Being Made Effective November 30, 2017

**Grantor:** Wade Aumiller aka Wade D. Aumiller and Gilda Aumiller aka Gilda R. Aumiller,  
Husband and Wife

**Grantor's Address (including County):**

**Grantee:** William Leroy Thomas, Jr. and Lisa Marie Thomas, Husband and Wife

**Grantee's Address (including County):**

1349 Autry Lane  
Crowley, TX 76036  
Tarrant County

**Consideration:** TEN AND NO/100-----(\$10.00)-----DOLLARS;  
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

AND, THE FURTHER CONSIDERATION of the execution and delivery by GRANTEE of that one certain promissory note in the original principal sum of **Three Hundred Eighty Thousand And No/100 Dollars (\$380,000.00)**, bearing interest as therein specified and being due and payable as therein provided to the order of **Great Western Financial Services, Inc.**, and providing for the acceleration of maturity in event of default and for attorney's fees; and secured by the Vendor's Lien and Superior Title retained herein; and being additionally secured by a Deed of Trust of even date therewith to **Allan B. Polunsky**, as Trustee; on the condition that this Vendor's Lien is cumulative of and without prejudice of or to said Deed of Trust;

**Property (including any improvements):**

**Lot 10, Block 2, of WALLINGFORD PLACE, an addition to the City of Crowley, Johnson County, Texas, according to the plat thereof recorded in Volume 5, Page 83, of the Plat Records of Johnson County, Texas.**

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**Great Western Financial Services, Inc.**, at Grantee's request, has paid cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **Great Western Financial Services, Inc.** and are transferred to **Great Western Financial Services, Inc.** without recourse against Grantor.

The vendor's lien against and superior title to the property herein conveyed are retained until each note described herein is fully paid according to its terms, at which time this Deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

Wade Aumiller  
Wade Aumiller aka Wade D. Aumiller

Gilda R Aumiller  
Gilda Aumiller aka Gilda R. Aumiller

ACKNOWLEDGMENT

State of Texas  
County of Johnson

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§  
§

Before me, the undersigned, on this day personally appeared Wade Aumiller aka Wade D. Aumiller and Gilda Aumiller aka Gilda R. Aumiller known to me (or proved to me on the oath of \_\_\_\_\_ or through DL) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30<sup>th</sup> day of November, 2017.



Gina Taylor  
Notary Public, State of Texas  
My Commission Expires:

**AFTER RECORDING RETURN TO:**  
William Leroy Thomas, Jr. and Lisa Marie Thomas  
1349 Autry Lane  
Crowley, TX 76036

**PREPARED IN THE LAW OFFICE OF:**  
Ramsley & Foster, PC  
5001 Hwy 287 S. #105  
Arlington, TX 76017



City of Fort Worth  
Development Services Department  
200 Texas Street  
Fort Worth, TX 76102

**PROPERTY SUBDIVISION VERIFICATION**

For On-Site Sewerage/Septic Facilities within the Extraterritorial Jurisdiction of the City

Property Address: 1349 Autry Lane, Crowley, Texas, 76036

Applicant: William Leroy Thomas Jr. & Lisa Marie Thomas

Lot(s): 10                      Block(s): 2                      Subdivision Name: Wallingford Place

Survey Name:    Abstract Number:

Tract Number(s):                                      Mapsco:                                      Size in acres: 1.85

**PLATTED PROPERTY**

The property defined above is located in the extraterritorial jurisdiction of the City of Fort Worth and is in compliance with the City's subdivision ordinances; the City Plan Commission approved a plat of this property on \_\_\_\_\_.

City Official's Signature: [Signature]                                      Date: May 10, 2024  
Planning Manager, Planning & Development Department, 817-392-8027

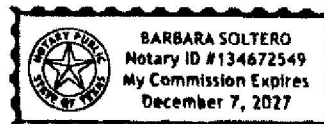
**UNPLATTED PROPERTY**

The property defined above is located in the extraterritorial jurisdiction of the City of Fort Worth. The City has elected not to exercise its extraterritorial jurisdiction authority to require the property owner to obtain an approved plat or comply with subdivision ordinances. The City official's signature below constitutes approval for Tarrant County Health Department to proceed with the permitting of an On-Site Sewerage Facility on the property.

City Official's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Manager, Planning & Development Department, 817-392-8027

**NOTARY SEAL**

THE STATE OF TEXAS  
COUNTY OF TARRANT



BEFORE ME, the undersigned Authority, on this day personally appeared Lynn Jordan known to me to be the person whose name is executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10<sup>th</sup> day of May

Notary Signature [Signature]