

601 NORTH COLLEGE SREET, MCKNNEY, TEXAS  
**THE COMEGYS HOUSE**  
TUDOR REVIVAL  
COMPLETED 1930

After the drafting of the of the Constitution of the State of Texas in 1846, Collin County was created during the division of the Fannin Territory. Buckner was chosen as the county seat. A small settlement grew up around John "Jack" McGarrah's trading post/post office. Reverend John Lemuel Lovejoy, soon opened a small mercantile store. (Rev J.L. Lovejoy will soon be linked to the property at 601 N. College Street.) Within two years the Texas Legislature issued a decree that the all county seats must be within 3 miles of the geographic center of the newly formed counties. Buckner did not meet that criteria. On 5/1/1848, a vote was taken and the decision was made to move the county seat to a plot of land that is now McKinney. On 5/3/1848, Rev. J.L. Lovejoy hired two teamsters with sixteen oxen to drag the small frame mercantile store form Buckner, to the northwest corner of what is now the McKinney town square. The settlement of McKinney grew up quickly, but remained a small frontier town until the arrival of the Houston & Texas Central Railroad in 1872. It's growth, as a center of agriculture, commerce and banking accelerated at that time. The railroad gave farmers the ability to trade their products nationally and in turn products were shipped in readily for trade. The 1890's were known as the "The Gay 90's" with many fortunes being made in cotton, wheat and banking. Many of the grand homes in the McKinney Historic District were built during this era. The entrepreneurial spirit of Rev. J.L. Lovejoy was clearly passed to his heirs through his son, George Washington Lovejoy, his grandson (another) John Lemuel Lovejoy and his great granddaughter Marjorie Mae Lovejoy Comegys. (*Portions exerted from "The Way it all Began McKinney, Texas A History" by Helen Gibbered Hall*)

### **Historical Family Significance**

Much of McKinney's previously described, rich history, was represented by the lives of **Cornelius George Comegys, DDS** and his wife, **Marjorie Mae (Lovejoy) Comegys**, builders of home at 601 North College Street. Much of the early history of McKinney is entwined with the family names, Comegys & Lovejoy. The couple started their building project in 1928 and as they were coming close to the end of construction, Dr. Comegys died from an apparent heart attack. Word of his death, came to the McKinney Dailey Courier-Gazette, just before it went to press on 1/17/30.

### ***Cornelius George Comegys:***

***Cornelius George Comegys, Announcement of Death***, (McKinney Dailey Courier-Gazette, 1-17-1930. Please note the grammar and the lack of correct punctuation throughout the text.)

*"Our city was grievously shocked this afternoon, by the announcement of the sudden death about 12:30 of **Dr. C.G. Comegys, vice president and cashier of the First National Bank** and one of the leading, most influential business men and capitalists in*

*active vice-president were soon afterwards added those of cashier of this bank, which was one of the oldest established banking houses of the state. “ ....*

### **His Business Career**

*“Besides being director, active vice-president and cashier of the First National Bank at McKinney, Dr. Comegys was president of the McKinney Compress and the director of the Sherman Compress Company, both of which institutions he was largely due the credit of their reconstruction in to the most modern inland cotton compress of the state. He was a stockholder and director of the Texas Electric Railway company, a stockholder and director in the Pool Manufacturing Company, as stockholder and official in other concerns and corporations in McKinney and other parts of Texas and in Oklahoma. He was conscientious, clear headed, dependable and efficient businessman whose counsel and judgment commanded the utmost respect. These qualities caused a demand upon his time and energy beyond his physical ability to accept. He had to decline many offer of leadership responsibility that were rendered him.” ...*

### **Marjorie Mae (Lovejoy) Comegys:**

Marjorie Mae (Lovejoy) Comegys' family tree, reads like a Who's Who of entrepreneurship in the early development of McKinney's commerce. Her great grandfather was mentioned in the introduction, Rev. John Lemuel Lovejoy. (1800-1885) The owner of the first mercantile store, both in Buckner and later the northwest corner of the current McKinney downtown square. Her grandfather, George Washington Lovejoy (1826-1856) and her father, John Lemuel Lovejoy (1848-1921) then continued on in the mercantile business. John Lemuel Lovejoy, (Marjorie's father and Frances Emerson's son in law), eventually became president of the First National Bank of McKinney, that was started by her maternal grandfather, Frances Emerson. Banking became a family affair, so it is no wonder that the successful Cornelius George Comegys was asked to leave his successful dental practice and businesses in Gainesville to become a director and the cashier of the First National Bank of McKinney. (Attached is a copy of a Bank Note issued by the First National Bank of McKinney, with Cornelius George Comegys signature affixed. National Banks could issue monetary notes, up to the level of their cash reserves. His signature is on the lower, left side of the note.)

A deed search revealed that Cornelius George Comegys and Marjorie Lovejoy Comegys, bought the property at 601 North College Street on October 5th, 1928 from RC and Myrtle Lillian Heathington. The Heathington's had only owned the house and property for 3.5 months, purchasing it from the original land owners, WR and Lillian Hill for \$6500.00. They turned a \$500.00 profit in 3.5 months, selling to the Comegys for \$7000.00. The W.R. Hill family home stood on the property having been built in the late 1800's as represented on the Sanborn Maps of 1897. A photograph, (attached), taken from the front porch of 610 Tucker looking west, shows the WR Hill residence in the mid

*this part of the state. His unexpected death occurred at his late home on N. Kentucky Street, from a heart attack. While the deceased was known by his family and a few friends to have not been in the best of health for the last few months, yet no one was prepared for the swiftness with which the fatal attack came."*

*He left the bank shortly after 12 o'clock for his home, but failed to appear at the Biggers boarding house within a block of his home as usual for the noon day meal. Mrs. Comegys had stopped at their boarding house for her dinner was she was en route home from their big new stone residence which is about complete on North College Street. As soon as she had finished her meal, she went home where she found her husband apparently very seriously ill. She phoned Dr. Ben F. Largent, the family physician who quickly arrived, but found the patient's life had already practically ebbed away."*

**Cornelius George Comegys, Obituary,** (McKinney Dailey Courier-Gazette, (1/23/1930)

*"One of the largest home funerals ever held in the city was that of the late Dr. C.G. Comegys held at the home of Mr J.L Lovejoy at 2:30 o'clock, Sunday afternoon, conducted by Rev. Benjamin Bean, rector of the St. Peter's Episcopal church of which the deceased was a communicant assist by Dr. R.L. Cowan, pastor of the First Presbyterian Church." .....*

#### **His Sudden Passing**

*"Dr. Cornelius George Comegys was born July 15, 1879 in Courtland, Alabama. His life was snuffed out when barely fifty years old, and in the prime of his busy, serviceable career-all too short for a man so richly blessed with family friends, business success and with statewide range of unselfish service. If ever radiated gentle and unassuming dignity that bespoke and exemplified his merit in those things in the public service and the business world to which he laid his hands." .....*

#### **To Texas When a Boy**

*"He was the son of Capt. Edward F. Comegys and wife, typical representative of the old southern cultured, well educated and moving spirits in the circle of activities of their day and times. The family came to Texas and settled in Denton when the decease was a boy, later moving to Gainesville, where Capt. Comegys was superintendent of the city schools for more than twenty years or to the time of his sudden death from a heart attack, which also came to him while in the midst of his busy executive school duties at Gainesville more than twenty years." .....*

#### **His Education**

*"George Comegys as he was wanted to be called by his intimate friends, graduated from Gainesville high school with the highest of honors of his class and his university education was secured at the University of Pennsylvania school of Medicine and he was also a graduate of dentistry, which profession he successfully followed for ten years. He gave up the practice together with his other business interest at Gainesville to come to McKinney in 1917 to become Vice President of the First National Bank. To his duties as*

1920's. It appears to be in excellent condition with wide porches and columns. We can only surmise that the house was leveled and the current Tudor Revival, replaced it.

Construction of this **English Tudor Revival** was started in 1928 and was finished in 1930. A tireless search for the architect's and the builder's name came up empty.

The house has a high peaked slate roof, half timbering construction mixed with stone and herringbone brick exterior, roof consoles and jettied overhangs. These are all features that are classic representations of Tudor Revival architecture. Five arched doorways with leaded glassed windows and five arched openings accent the interior of the structure.

The original double hung wood windows were preserved in the restoration. The interior walls of the home are concrete/plaster that is 1.0" to 1.5" thick on all surfaces. The crown accent molding found throughout the house is also concrete/plaster.

There is a storage cellar / basement under the kitchen on the Northeast corner of the house. The original oil burning furnace was housed there with its fuel coming from an 800 gallon tank buried in the courtyard, a few feet away from the foundation. The placement of an 800 gallon fuel storage tank, probably resulted from the desire of the Comegys family to have a healthy reserve of heating fuel. (Petrol of any kind was scarce during the duration and for some time after World War One.) The fuel tank was discovered by the current owners of the house, Jan and Bob Barstad, after the renovation of the structure. With the help of Federal, State and local officials, the tank was successfully removed with No negative environmental impact.

**Lineage of homeowners, 601 North College Street, McKinney, Texas 75069:**

**First Occupant:** 1930, **Marjorie Mae Lovejoy Comegys and sons**, ( John Lovejoy Comegys and George Wilkins Comegys)

- Cornelius George and Marjorie Lovejoy Comegys purchased the W.R. Hill house from the Heathingtons on October 5, 1928
- Construction on the Comegys' English Tudor revival home started late in 1928.
- Cornelius George Comegys dies suddenly 1/17/30 at his home on Kentucky Street, prior to completion of the structure.
- Marjorie Lovejoy Comegys died on 6/29/62 and the house was passed by legal means to the sons, John and George. George Wilkins Comegys or members of his extended family lived in the home until August of 1981.

**Second Occupant:** 8/27/81 **Virginia Morelock Wolfe**

Virginia Wolfe was a dealer in antiques and she added the stained glass windows to the southern openings of the porte cochere. Virginia moved to a nursing home in the early 90's and Kenneth B. and Sally Wolfe, (Son and daughter-in-law), moved into the residence, becoming the third occupants.

Virginia Wolfe died December of 1994. Kenneth and Sally continued to live in the house. It was deeded from the family trust to Kenneth and Sally Wolfe on May 4th 2001.

***Third Occupant:*** 1991-2/26/10 ***Kenneth and Sally Wolfe***

Naval Veteran of the Korean War and Dallas police officer for 21 years.

In 1999, Kenneth and Sally constructed the three car garage with upstairs apartment on the rear of the lot.

***Fourth Occupant:*** 2/26/2010 through present. ***Jan and Bob Barstad***

The Comegys home at 601 N. College is the second home in the McKinney Historic district restored by the Barstad's. The first was a cottage at 801 N. Waddill St. Jan is a RN by training and an event and wedding florist by choice. She has a creative eye and can see the potential end point that a restoration project might bring. Bob is a veterinarian who likes construction and challenging projects. The Barstad's have taken care to preserve the integrity of the home as it was built in the late 1920's, except for the modernization of the kitchen and laundry room.



# BARSTAD & BARTON COMEGYS FAMILY TREE (LOVEJOY SIDE)



marjorie m l Comegys

**+ ADD RELATIVE**

MARJORIE MAE  
LOVEJOY COMEGYS  
601 N. COLLEGE

CORNELIUS GEORGE  
COMEGYS DDS  
DENTIST  
BANKER  
ENTREPRENEUR



608 TUCKER / KIRKPATRICK HOUSE  
PHOTOS PRESENTED TO JIM & EDITH BARTON  
BY ALICE KIRKPATRICK



CIRCA 1920 WEST VIEW FROM 610 TUCKER (HOUSE BUILT IN 2004)  
LOOKING ACROSS COLLEGE ST TOWARD  
THE OLD HILL FARM HOUSE. COMEGY'S  
HOUSE BUILT ON THIS SITE.

PHOTO PROVIDED BY JIM & EDITH BARTON, (608 TUCKER)



*Alice* *610 Tucker*  
ALICE KIRKPATRICK

CIRCA 1920 VIEW OF HILL FARM HOUSE FROM  
WEST VIEW OF HOUSE AT 610 TUCKER.

PHOTO PROVIDED BY JIM & EDITH (TUCKER)  
608  
BARTON



MARTORIE MAE LOVETJOY COMEGYS  
FATHER

WRITE PLAINLY WITH UNFADING INK—THIS IS A PERMANENT RECORD

Where Stillborn's given as cause of death, file birth certificate. Every item of information should be carefully submitted & age should be stated exactly. PHYSICIANS should state CAUSE OF DEATH in plain terms, so that it may be properly classified. Exact statement of OCCUPATION is very important.

TEXAS STATE BOARD OF HEALTH  
**BUREAU OF VITAL STATISTICS**  
STANDARD CERTIFICATE OF DEATH

PLACE OF DEATH  
County Cole  
City McKinney (No. \_\_\_\_\_ St.; \_\_\_\_\_ Ward)

Reg. Dis. No. 9968 B.O.V.S. FORM **D**  
Registered No. 34

2 FULL NAME John Samuel Lovjoy (a) RESIDENCE No. \_\_\_\_\_ St. \_\_\_\_\_  
(If nonresident give city or town and State)  
Length of residence in city or town where death occurred \_\_\_\_\_ yrs. \_\_\_\_\_ mos. \_\_\_\_\_ ds. How long in U. S., if of foreign birth? \_\_\_\_\_ yrs. \_\_\_\_\_ mos. \_\_\_\_\_ ds.

PERSONAL AND STATISTICAL PARTICULARS			MEDICAL PARTICULARS		
3 SEX <u>Male</u>	4 COLOR OR RACE <u>White</u>	5 SINGLE, MARRIED, WIDOWED OR DIVORCED (write the word) <u>Married</u>	16 DATE OF DEATH <u>April 23 1921</u> (Month) (Day) (Year)		
6 DATE OF BIRTH <u>Aug 22 - 1848</u> (Month) (Day) (Year)			17 I HEREBY CERTIFY, That I attended deceased from <u>Apr 23, 1921</u> , to <u>Apr 23, 1921</u> that I last saw him alive on <u>Apr 23, 1921</u> and that death occurred, on the date stated above, at <u>6:30 P.M.</u>		
7 AGE <u>72</u> yrs. <u>8</u> mos. <u>8</u> ds. If less than 2 years state if breast fed _____ If less than 1 day _____ Yes _____ No _____ hrs. _____ mins.			The CAUSE OF DEATH* was as follows: <u>Apoplexy</u> (duration) _____ yrs. _____ mos. _____ ds.		
8 OCCUPATION (a) Trade, profession or particular kind of work <u>Pres. Nat. Bank</u> (b) General nature of industry, business or establishment in which employed (or employer) <u>Banker</u>			Contributory (Secondary) _____ (duration) _____ yrs. _____ mos. _____ ds.		
9 BIRTHPLACE (State or country) <u>Texas</u>			18 Where was disease contracted if not at place of death? _____ Did an operation precede death? <u>No</u> Date of _____ Was there an autopsy? <u>No</u>		
PARENTS	10 NAME OF FATHER <u>Geo. Lovjoy</u>		What test confirmed diagnosis? (Signed) <u>M. E. Rucker</u> , M. D. <u>Apr 23, 1921</u> (Address) <u>McKinney</u>		
	11 BIRTHPLACE OF FATHER (State or country) <u>Don't know</u>		*State the Disease Causing Death, or in deaths from Violent Causes, state (1) Means and Nature of Injury, and (2) whether Accidental, Suicidal, or Homicidal. (See reverse side for State Statutes.)		
	12 MAIDEN NAME OF MOTHER _____		19 PLACE OF BURIAL OR REMOVAL <u>Pecan Grove Cemetery</u> DATE OF BURIAL <u>April 25 1921</u>		
13 BIRTHPLACE OF MOTHER (State or country) _____			20 UNDERTAKER <u>Massie Undert Co</u> ADDRESS <u>McKinney</u>		
14 THE ABOVE IS TRUE (Informant) <u>Dr. George Comegys</u> (Address) <u>McKinney, Tex</u>			15 Filed <u>4/30</u> 19 <u>21</u> <u>A. L. Davis</u> Registrar		

2887-818-100M

MARJORIE MAE LOVEJOY COMEGYS'  
GREAT GRANDFATHER



← BACK



CORNELIUS GEORGE COMEGYS  
MARTORIE LOVEJOY COMEGYS

DETAILS



Cornelius George Comegys, served as Vice President and Cashier of the First National Bank of McKinney, until his death on 1/17/1930. The U.S. Government allowed the National Banks to print National Currency, to the level of their cash reserves. Attached are photographs of \$10.00 and \$20.00 bank notes, signed by C.G. Comegys. (Lower central portion of each note.)



Courtesy of Heritage Auction Archiv

\$10 First National Bank of McKinney

Pen signatures of Howell E. Smith, President and G. C. Comegys, Cashier



Courtesy of Heritage Auction Arch

\$20 First National Bank of McKinney

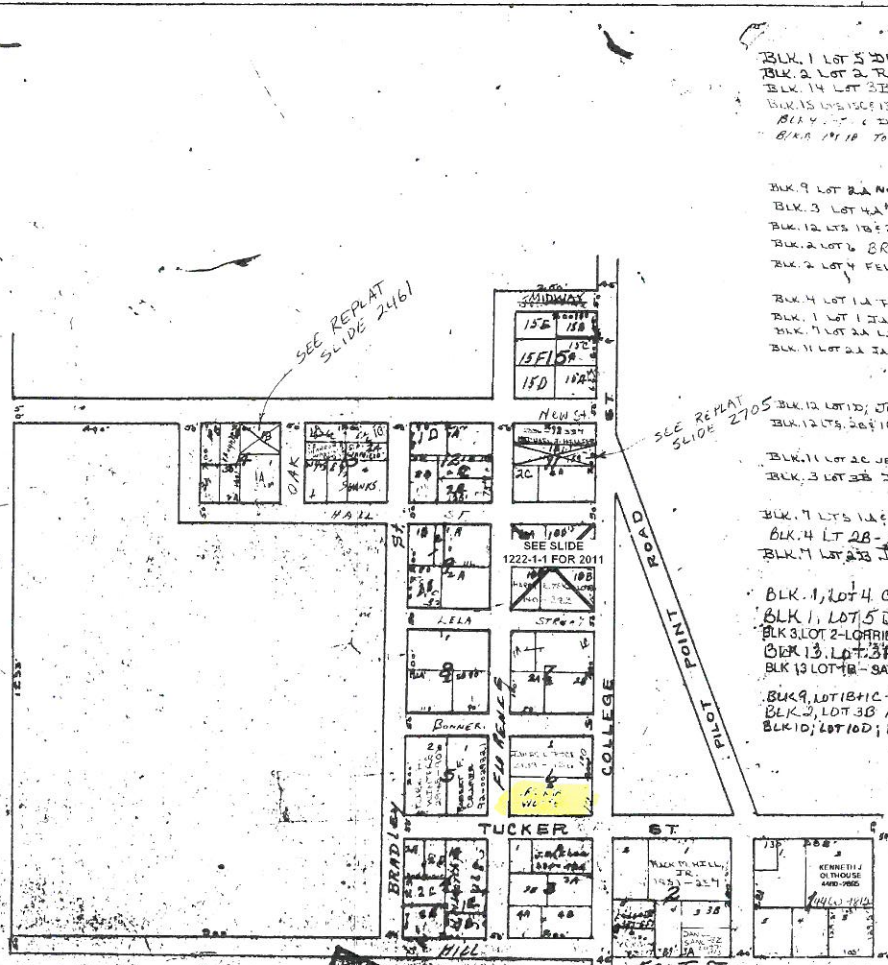
Pen signatures of Howell E. Smith, President and G.C. Comegys, Cashier

1222

Block No. 1 TO 15 City of MCKINNEY, Collin County, Texas  
 Original Grantee WM DAVIS & T T BRADLEY Assignee WM DAVIS & T T BRADLEY  
 Pat. No. 214 & 881 Certificate 86  
 School District MCKKINEY - IND Road District MCKKINEY No. 4  
 Scale 800 FT Feet 1 Inch

TUCKERS ADDITION

STAFFORD-LAYTON CO. 1987 5010



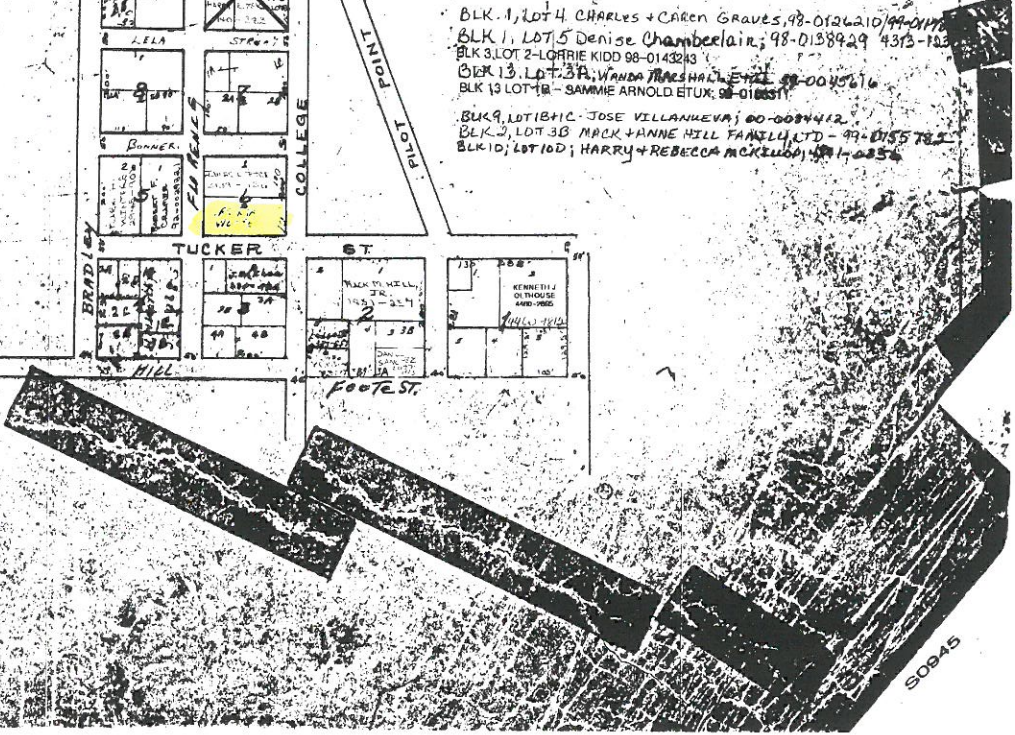
- BLK 1 LOT 5 DECKER LIVING TRUST, 97-004400
- BLK 2 LOT 2 ROBERT S. NELSEN, 91-0029212
- BLK 14 LOT 313 RAINELT R. LOPEZ, 74-0061109
- BLK 15 LOTS 134-136 C. GANTRELL, JR., 93-0093714
- BLK 4 LOT 6 DOROTHY J. SMITH, 93-0051106, 50' x 100'
- BLK 8 LOT 18 TOMMY LINDSEY, 82-0022 50' x 80'
- BLK 9 LOT 2A NOEL HALL 4302-0002
- BLK 3 LOT 4A KURT S. STOVER, 97-0076357
- BLK 12 LOTS 10 & 20 EDDIE TERRY, 92-0062494
- BLK 2 LOT 6 BRYANT & ANDREA NEWSON, 97-0142566
- BLK 2 LOT 4 FELIPE HUMAZAL, 3570-20
- BLK 4 LOT 1A FONSELL S. ALLEN, 94-0710358
- BLK 1 LOT 1 JAMES R. KENNEDY, JR., 94-0052899
- BLK 7 LOT 2A LARRY M. KITCHEN & WIFE, 92-0043550
- BLK 11 LOT 2A JAMES E. GLENDA H. PINNITON, 92-0059134, 92-0049373
- BLK 12 LOT 10; JONAS & ROSA RODRIGUEZ; 00-0005823
- BLK 12 LOTS 20 & 21 JOHNNY R. HARRIS, JR., 93-0060081, 93-0039840
- BLK 11 LOT 20 JENELL TRAVATHAN 4300-1200
- BLK 3 LOT 2B JEFFERY C. HULL, 94-0077065
- BLK 7 LOTS 1A & 1B SUZANNE SEEGER ETU, 00-0064535
- BLK 4 LT 2B JANET ELIZABETH TRACY, 95-0090797
- BLK 7 LOTS 2B J. WILLIAM FREEMAN, 97-0082029
- BLK 1, LOT 4 CHARLES + CAREN GRAVES, 98-0126210/99-0111
- BLK 1, LOT 5 DENISE CHAMBERLAIN; 98-0138929 4313-103
- BLK 3 LOT 2 LORRIE KIDD 98-0143243
- BLK 13 LOT 3A WANDA MARSHALL ETU, 98-0045616
- BLK 13 LOT 1A SAMMIE ARNOLD ETU, 98-018331
- BLK 9 LOT 1B C. JOSE VILLANUEVA; 00-0084412
- BLK 2 LOT 3B MACK LAMME HILL FAMILY LTD - 97-0155785
- BLK 10 LOT 10D HARRY + REBECCA MCKELUP; 00-1-00356

SEE REPLAT SLIDE 2461

SEE REPLAT SLIDE 2705

SEE SLIDE 1222-1-1 FOR 2011

811 x 44



50945



The State of Texas } Before me, the undersigned authority, a Notary Public, in and for  
County of Collin } Collin County, Texas, on this day personally appeared Earl Carroll,  
known to me to be the person whose name is subscribed to the foregoing instrument, and  
acknowledged to me that he had executed the same for the purposes and consideration therein  
expressed.

Given under my hand and seal this the 4<sup>th</sup> day of October A.D. 1928.

Belle Cole, Notary Public,  
Collin County, Texas.

(L.S.)

The State of Texas } Before me, the undersigned authority, a Notary Public, in and for  
County of Collin } Collin County, Texas, on this day personally appeared Wreatha Carroll,  
Wife of Earl Carroll, known to me to be the person whose name is subscribed to the foregoing  
instrument, and having been examined by me privily and apart from her husband and having  
the same fully explained to her, she, the said Wreatha Carroll, acknowledged such instrument  
to be her act and deed, and she declared that she had willingly signed the same for the  
purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal this 4<sup>th</sup> day of October A.D. 1928.

Belle Cole, Notary Public,  
Collin County, Texas.

(L.S.)

Filed for record October 6th, 1928 at 3:15 o'clock P.M.: Recorded October 26th, 1928.

MINNIE BURRAGE

Clerk County Court, Collin County, Texas.

By *Pearl Strother* Deputy.

W.R.Hill & Wife

-----oo00oo-----

To DEED

R.C.Heathrington

STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENTS : That we, W.R.Hill and Lillian Hill,  
COUNTY OF COLLIN } husband and wife, of Collin County, Texas, for and in consideration of  
the sum of Sixty Five Hundred (\$6,500.00) Dollars cash to us in hand paid by R.C.Heathrington  
the receipt of which is hereby acknowledged,

Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto  
the said R.C.Heathrington, of Collin County, Texas, all that certain lot or parcel of land  
described as follows, to-wit : "situated in Collin County, Texas, in the T.T. Bradley survey and  
in Tucker Addition to the City of McKinney, being the South half of Blk. No. 6 of said Tucker's  
Addition as is shown on the official map of the City of McKinney; BEGINNING at the South  
East cor of said Blk No 6 :- Thence North one Hundred feet:- Thence West two hundred feet  
to the West line of said Blk:- Thence South one hundred feet :- Thence East Two Hundred  
feet to beginning, being same lot th at was conveyed by Nancy Ann Tucker to A.C.Varner by  
deed dated Aug. 18, 1885 and recorded in Vol. 26, pages 520 and 521 of Deed Records of  
Collin County, Texas."

To Have and To Hold the above described premises together with all and singular the  
rights and appurtenances thereto in anywise belonging unto the said R.C.Heathrington, his  
heirs and assigns forever. And we hereby bind ourselves, our heirs, and executors and  
administrators to Warrant and forever Defend all and singular the said premises unto the  
said R.C.Heathrington, his heirs and assigns against every person whomsoever lawfully  
claiming or to claim the same or any part thereof.

Witness our hands this 18th day of June, 1928.

W.R.Hill

Lillian Hill

*Hill to Heathrington  
JUNE 1928*



STATE OF TEXAS } Before me, the undersigned authority, a Notary Public, in and for Collin  
COUNTY OF COLLIN } County, Texas, on this day personally appeared W.R.Hill and Lillian Hill  
his wife, known to me to be the persons whose names are subscribed to the foregoing instru-  
ment, and the said W.R.Hill acknowledged to me that he executed the same for the purposes  
and consideration therein expressed. And the said Lillian Hill wife of said W.R.Hill,  
having been examined by me privily and apart from her husband and having the same fully explain-  
ed to her, she, the said Lillian Hill, acknowledged such instrument to be her act and deed,  
and declared that she had willingly signed the same for the purposes and considerations  
therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, This 18th day of June A.D. 1928.

John D Reese, Notary Public,  
Collin County, Texas.

(L.S.)

Filed for record October 6th, 1928 at 9:30 o'clock A.M.: Recorded October 26th, 1928.

MINNIE BURRAGE

Clerk County Court, Collin County, Texas.

By *Pearl Strother* Deputy.

Mary T Lee

-----oo00o-----

To DEED

Eva A. Gallagher

The State of Texas } KNOW ALL MEN BY THESE PRESENTS : That I, Mary T Lee , a feme sole,  
County of Collin } of the County of Collin, State of Texas, for and in consideration of  
the sum of One Thousand Dollars to me paid, the receipt of which is hereby acknowledged as  
follows: ---

Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto  
the said Eva A Gallagher, of the County of Collin , State of Texas, all that certain Lot,  
tract or parcel of land described as follows: Being Lot #15 in Block Number 22 of the  
Railroad Addition to the Town of Wylie, Collin County, Texas as shown by a map of said  
town of Wylie, which is recorded in Vol. 1, page 111-112 map and plat records of Collin Co.  
Texas, to which reference is here made for a better description of said lot.

To Have and To Hold the above described premises, together with all and singular the  
rights and appurtenances thereto in anywise belonging unto the said Eva A Gallagher, her  
heirs and assigns forever; and I do hereby bind myself, heirs, executors and administrators  
to Warrant and Forever Defend all and singular the said premises unto the said Eva A  
Gallagher, heirs and assigns against every person whomsoever lawfully claiming or to claim  
the same or any part thereof.

Witness my hand at Wylie, Texas, October 5th, 1928.

Mary T Lee

The State of Texas } Before me, C.M.Gallagher, A Notary Public in and for Collin  
County of Collin } County, Texas, on this day personally appeared Mary T Lee known  
to me to be the person whose name is subscribed to the foregoing instrument, and acknowl-  
edged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 5th day of October A.D. 1928.

C.M.Gallagher, Notary Public,  
Collin County, Texas.

(L.S.)

Filed for record October 6th, 1928 at 8 o'clock A.M.: Recorded October 26th, 1928.

MINNIE BURRAGE

Clerk County Court, Collin County, Texas.

By *Pearl Strother* Deputy.

-----oo00o-----

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Linoel Bozman his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Linoel Bozman his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading when this deed shall become absolute.

Witness our hands at Wylie, Texas this 15th day of October A D 1928.

W C Collins

S F Collins

THE STATE OF TEXAS }  
COUNTY OF COLLIN } Before me, H E James a Notary Public in and for Collin County, Texas on this day personally appeared W C Collins and S F Collins his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said S F Collins wife of the said W C Collins having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said S F Collins acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of October A D 1928.

(L 3)

H E James, Notary Public, Collin County, Texas.

Filed For Record the 19th day of October A D 1928 at 2 o'clock P M: Recorded November 30, 1928.

*M. R.*  
Clerk County Court, Collin County, Texas,

R C Heathington & Wife

TO: DEED

C G Comegys

THE STATE OF TEXAS }  
COUNTY OF COLLIN } KNOW ALL MEN BY THESE PRESENTS: That we, R C Heathington and Myrtle Lillian Heathington husband and wife of Collin County, Texas for and in consideration of the sum of Seven Thousand (\$7,000.00) Dollars cash to us in hand paid by C G Comegys the receipt of which is hereby acknowledged, HAVE GRANTED, BARGAINED, SELL AND CONVEY and by these presents do grant, sell and convey unto the said C G Comegys of Collin County, Texas all that certain lot or parcel of land described as follows, to-wit:-

"Situating in Collin County, Texas in the T T Bradley survey and in Tucker's addition to the city of McKinney being the South half of Block No Six (6) of said Tucker's addition as is shown on the official map of the City of McKinney:

BEGINNING at the Southeast corner of said Block No Six (6);-----Thence North one Hundred (100') feet;-----Thence West Two Hundred (200') feet to the West line of said Block;---Thence South One Hundred (100') feet;-----Thence East Two Hundred (200') feet to the place of beginning, being the same lot that was conveyed by Nancy Tucker to A C Warner, by deed dated August 18, 1885 and recorded in Volume 26, Pages 520-521 of the Deed Records of Collin County, Texas."

DEED BOOK 272  
PAGE 559  
560

WR Hill  
HOUSE

HEATHINGTON TO COMEGYS  
OCTOBER 1928

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any-wise belonging unto the said C G Comegys his heirs and assigns forever. And we hereby bind ourselves, our heirs, and executors and administrators to warrant and forever defend all and singular the said premises unto the said C G Comegys his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands this October 5th, 1928.

Roy C Heathington

Myrtle Lillian Heathington

THE STATE OF TEXAS     I  
COUNTY OF COLLIN     I

BEFORE ME, the undersigned authority a Notary Public in and for Collin County, Texas on this day personally appeared R C Heathington and Myrtle Lillian Heathington his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said R C Heathington acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Myrtle Lillian Heathington wife of said R C Heathington, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Myrtle Lillian Heathington acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of October 1928.

(L S)

T C Andrews, Notary Public, Collin County, Texas.

Filed For Record the 20th day of October A D 1928 at 11 o'clock A M: Recorded November 30, 1928.

*M. B.*  
Clerk County Court, Collin County, Texas.

Continental Oil Company

TO: TRANSFER

Henry M White

THE STATE OF TEXAS     I  
COUNTY OF WICHITA     I

WHEREAS, on August 2nd, 1927 in a certain suit pending in the County Court of Wichita County at Law, Wichita County, Texas, styled

Continental Oil Company of Texas, vs. W R Hill, No 6197 on the docket of said Court, the said Continental Oil Company of Texas, obtained a judgment against the said defendant, W R Hill in the principal sum of \$260.99 together with \$8.05 cost of suit, which said judgment bears interest at the rate of 8 per cent per annum from its date, an abstract of which judgment was recorded in Volume 4, page 552 Judgment Records of Collin County, Texas and in Volume 34 page 336 Judgment Records of Dallas County, Texas, and

WHEREAS, said judgment as well as the lien created by the filing of said abstract of judgment in the counties aforesaid, is now owned by the undersigned, Continental Oil Company;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Continental Oil Company, a Maine Corporation acting herein by and through W H Ferguson, its Vice President, thereunto duly authorized for and in consideration of the payment to it by Henry M White, of the sum of \$100.00 in cash, the receipt of which is hereby acknowledged has sold, transferred and assigned and does hereby sell, transfer and assign unto the said Henry M White of McKinney, Texas his heirs and assigns, said above mentioned judgment and all its right, title and interest in and to the judgment lien fixed as a result of the filing of an abstract of said judgment in the Judgment Records of Collin and Dallas Counties, Texas and the said Henry M White is hereby fully authorized to fully release and discharge said judgment, and Judgment Lien.

IN WITNESS WHEREOF, the Continental Oil Company has caused these presents to be executed

EXHIBIT "A"

03864 1103

TO

ADMINISTRATOR'S DEED

601 North College Street, McKinney, Collin County, Texas more particularly described as follows:

SITUATED in Collin County, Texas, in the T. T. Bradley Survey, in the Tucker Addition to the City of McKinney, and being the south one-half of Block 6 of the said Tucker Addition as shown by the official map of the City of McKinney;

BEGINNING at the southeast corner of Block 6 of said Tucker Addition;

THENCE NORTH with the east line of said Block 6, 100 feet;

THENCE WEST parallel with the south line of Block 6, 200 feet to the west line of said block;

THENCE SOUTH with the west line of said Block 6, 100 feet to the southwest corner thereof;

THENCE EAST with the south line of said Block, 200 feet to the place of beginning, and

Being the same property described in Deed from R. C. Heathington, et ux to C. G. Comegys, dated October 5, 1928 recorded in Volume 272, page 549 of the Deed Records of Collin County, Texas. \*

29123

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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VOL 1424 PAGE 219

That we, George Comegys and John Comegys, for and in consideration of the sum of \$10.00 cash and other good and valuable consideration cash in hand to us paid by Virginia M. Wolfe, the receipt of which is hereby acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents grant, sell and convey unto the said Virginia M. Wolfe, the following described premises, to-wit:

SITUATED in Collin County, Texas, in the T. T. Bradley Survey, in the Tucker Addition to the City of McKinney, and being the south one-half of Block 6 of the said Tucker Addition as shown by the Official Map of the City of McKinney;  
BEGINNING at the southeast corner of Block 6 of said Tucker Addition;  
THENCE NORTH with the east line of said Block 6, 100 feet;  
THENCE WEST parallel with the south line of Block 6, 200 feet to the west line of said block;  
THENCE SOUTH with the west line of said Block 6, 100 feet to the southwest corner thereof;  
THENCE EAST with the south line of said block, 200 feet to the place of beginning, and being the same property described in Deed from R. C. Heathington, et ux to C. G. Comegys, dated Oct. 5, 1928, recorded in Vol. 272, Page 549, Deed Records of Collin County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Virginia M. Wolfe, her heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all

COMEGYS TO WOLFE

AUGUST 1981

and singular the said premises unto the said Virginia M. Wolfe, her heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS this the 27 day of AUGUST 1981.

*George Comegys*  
\_\_\_\_\_  
GEORGE COMEGYS  
*John Comegys*  
\_\_\_\_\_  
JOHN COMEGYS

STATE OF TEXAS            Ø  
COUNTY OF COLLIN       Ø

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE COMEGYS and JOHN COMEGYS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27 day of AUGUST 1981.



*Alvilda Curtis*  
\_\_\_\_\_  
NOTARY PUBLIC, COLLIN COUNTY, TEXAS

FILED FOR RECORD 27th DAY OF August A.D. 1981 at 2:29 P.M.  
RECORDED 28th DAY OF August A.D. 1981  
HELEN STARNES, COUNTY CLERK, COLLIN COUNTY, TEXAS.  
BY: Mary E. Brunton DEPUTY.

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PAGE 69

05246 00705

EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED

601 North College Street, McKinney, Collin County, Texas, more particularly described as follows:

SITUATED in Collin County, Texas, in the T. T. Bradley Survey, in the Tucker Addition to the City of McKinney, and being the south one-half of Block 6 of the said Tucker Addition as shown by the official map of the City of McKinney;

BEGINNING at the southeast corner of Block 6 of said Tucker Addition;

THENCE North with the east line of said Block 6, 100 feet;

THENCE WEST parallel with the south line of Block 6, 200 feet to the west line of said block;

THENCE SOUTH with the west line of said Block, 100 feet to the southwest corner thereof;

THENCE EAST with the south line of said Block, 200 feet to the place of beginning, and

Being the same property described in Termination of Trust and Trustee's Deed from Kenneth B. Wolfe, Trustee of the Virginia M. Wolfe Testamentary Trust for Louis O. Couch to Kenneth B. Wolfe dated May 4, 2001 recorded in Volume 04911 at pages 01345-01350 of the Official Public Records of Collin County, Texas.

VIRGINIA WOLFE TO KENNETH WOLFE  
TRUST  
MAY 2001

Property (including any improvements):

3139 137

SITUATED in Collin County, Texas, in the Tucker Addition to the City of McKinney, and BEGINNING at the Northeast corner of a lot formerly owned by A.C. Varner a post 50 feet West of the West boundary line of a lot deeded by John M. Lillard and wife, to Jacob S. Merrill as the same is recorded in Volume 8, Pages 275-276 of the Deed Records of Collin County, Texas;  
THENCE West 200 feet a post;  
THENCE North 100 feet a post the Northwest corner of Block No. 2 in Tucker's Addition to the City of McKinney;  
THENCE East 200 feet, a post 50 feet West of the West boundary line of the J.S. Merrill lot, aforesaid;  
THENCE South 100 feet to the PLACE OF BEGINNING, and being the North half of Block No. 2 of Tucker's Addition aforesaid, and being the same property described in a deed from W.W. Lewis and wife, to John Hill, dated February 14, 1902 and recorded in Volume 113, Page 226 of the Deed Records of Collin County, Texas.  
The above described property shows to be the North half (1/2) of Block No. 2 of the Tucker Addition to the City of McKinney, Collin County, Texas, but the official map of the City of McKinney, recorded in Volume 1, Page 182 of the Map and Plat Records of Collin County, Texas, shows that Block 2 mentioned above is now known as Block 6 of the Tucker Addition and the property herein conveyed would now be known as the North half (1/2) of Block 6 of the Tucker Addition to the City of McKinney, and is known as the homestead tract of John Hill and wife, Frances Brooke Hill, both of whom are now deceased.

REISTO BOCC  
PIED

Reservations from and Exceptions to Conveyance and Warranty:

1. All liens securing the payment of taxes assessed against the Property;
2. All valid, subsisting and duly recorded easements, rights-of-way, deed or plat restrictions or other restrictive covenants; and
3. All prior grants, reservations and exceptions pertaining to the oil, gas and other minerals located in, on and under or that may be produced from the Property.