

C. Property Ownership

Address: 509 North Kentucky Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 695a

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Mar. 24, 1849	William Davis	Town of McKinney	B / 279
Sep. 6, 1850 ¹	State of Texas	William Davis	J / 459
Oct. 8, 1867	William & Sallie Davis	James Bledsoe	Q/555
Mar. 24, 1871	James Bledsoe	James McKinney	T/468
Feb. 13, 1872	James McKinney	Thomas S. Batson	X/145
Dec. 10, 1875	Thomas S. Batson	A. Bement	Z/225
Dec. 11, 1875	A. Bement	W.R.H. Mack	Z/204
Dec. 1, 1875	W.R.H. Mack	T.H. & T.T. Emerson	I/369
Sep. 8, 1876	T.T. Emerson	J.L. Doggett	Z/622
Sep. 24, 1884	J.L. Doggett	John Johnson	24/581
Aug. 3, 1888	John Johnson	Elizabeth Holder	37/477
Feb. 5, 1890	W.A. & Elizabeth Holder	John Johnson	48/601
Jul. 20, 1895	John Johnson	H.F. Hibbits	69/286
Sep. 25, 1908	H.F. Hibbits	Mrs. S.E. Pharr	151/357
Oct. 7, 1924	Mrs. S.E. Pharr	H.C. Myrick	254/215
Jul. 11, 1953	Ama K. Myrick	Herman E. Crice	473/93
Mar. 22, 1994	Ama Myrick	B.J. & Linda Dixon	94-0029278
Jan. 30, 1997	B.J. & Linda Dixon	Kim Black	97-0011324

¹ This is does not represent a transfer of property but rather he date the State of Texas issued a patent reaffirming William Davis' ownership.

D. Tenant History

Tenant history is the same as owner history.

E. Narrative History

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This two square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was such a county, carved out of Fannin County.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming the Republic's grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Collin County Commissioners to create the new County Seat in the City of McKinney in 1849. At the time of his donation, Mr. Davis considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks. The blocks were subdivided into smaller lots and sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

The land outside the 87-block donation still owned by William Davis was also divided into lots. These were known as McKinney Outlots and appear in the legal descriptions of these properties unless purchased and replatted by developers. The northern boundary of the original donation occurs along a line roughly 200 feet north of (and parallel to) Walker Street. It took many years for these distant lots to sell. It wasn't until 1867 that William Davis sold a two-acre track immediately north of Block 84 of the Original Donation. This track was purchased by James Bledsoe for \$250. The tract changed hands several times until in 1875 banker T.T. Emerson acquired in a sheriff sale. The following year he sold it to attorney J.L. Doggett for \$800. Mr. Doggett owned it for the next twelve years during which time he divided the property and built his own residence on the southern portion of the tract. He placed his house on an area that measured 200 x 115 feet fronting the west side of Kentucky Street. Mr. Doggett sold this property

to farmer John Johnson in 1884 for \$1,400. It is not known if Mr. Johnson lived in the house but in 1888 he gave it to his daughter and her husband for "\$1,000 plus love and affection." Two years later the daughter and husband sold it back to Mr. Johnson who held it for another five years before gifting it to his granddaughter Mrs. H.F. Hibbits for "\$100 plus love and affection."

In 1908, Mrs. Hibbits sold the property to Mrs. S.E. Pharr. Sometime before 1914 she remodeled the house by adding to the front porch along with other changes. Sometime between 1914 and 1920 she moved the house from the center-line of the property several feet to the north and divided the property into two, nearly equal sized lots. This allowed her to put the vacant, southern half of her property on the market which she did in September of 1908.

In October, grocer Henry C. Myrick purchased the vacant lot for \$1,500. By January of 1925, Mr. Myrick had hired contractor James Pistole to build his house. This two-story, seven-room wood-frame house is likely the largest residence he ever erected while living in McKinney. It is certainly among his last before he moved to San Antonio.

Henry Myrick died in 1953. Soon after that, Mrs. Myrick carved out 90 feet of the western portion of the property to give to Henry's nephew Herman Circe for "\$1 plus love and affection. The remaining 55 x 90 foot lot was Mrs. Myrick's home until her death in 1994 at the age of 104. Mrs. Myrick occupied the house for a total of 69 years.