

Historical Figures/Property Ownership

1. *William Meshack Abernathy, attorney*
2. *Mercer Green Abernathy, attorney*
3. *William R. Abernathy and Ozella Perry Abernathy*
4. *Sarah and T.C. Perry, travelling salesman – made Chicago paper when he died because he was so far from home*
5. *O.L. and Irene Barker, District County Clerk*
6. *George and Retta Barker McCoy*
7. *Mary Tamora McDermott*
8. *Richard and Rhonda Hunt*

Timeline of the property at 414 W. Louisiana Street, McKinney, Texas.

The property known as 414 W. Louisiana Street was originally Outlot #523 in the William Davis Survey. Abstract #248, dated September 6, 1850, was a Texas Land Grant of 3,129 acres and the Patentee and Grantee are listed as Wm. Davis and his assignees or representatives. The official city map (Courthouse Map of 1889) shows the property to be located in Block 52.

In 1876, William Meshack Abernathy, and his brother Mercer Green Abernathy (both lawyers) arrived in McKinney from Mississippi. They established a law firm and an abstract company. They bought land in and around McKinney which included parcels of land in the Wm Davis survey. One of those parcels of land was Outlot #523. Originally this lot was 83.5 feet wide and extended from West Louisiana Street on the South to West Virginia Street on the North. The Northern section facing Virginia Street was deeded to W.M. Shipley by T.C. Perry et. ux. as recorded in Volume 250, page 334 of the Collin County Deed Records. The remainder of the lot, facing Louisiana Street was 103 feet long.

In 1910, several things of importance happened in McKinney. On Feb. 7th, work started on the Cotton Mill. On April 22nd, work started on City Hall. On April 30th Dr. Gibson Largent began building the Sanitarium at W. Louisiana and Church Street. In 1910, construction of the home of Wm. M. and Lucy Roberts Abernathy also began. The house was numbered 414 in accordance with a city ordinance that required all houses to be numbered. The importance of house numbers enabled the volunteer fire department to accurately respond to emergencies, (a detail that became part of the history of the home). According to the Collin County Tax Rolls of 1910 (page 1, line 36) there was also a carriage house where the current garage (built in 1953) now stands. This building is also shown on the Sanborn map of 1920. A mule shoe was recently found by the current owners (Woodrow Weilage and Vanessa Vaughter Weilage) in the area where the old carriage house stood.

Wm. M. and Lucy Roberts Abernathy had seven children (six of whom survived) according to the U.S. Census of 1910. Four of the six children lived at the home at the time of the census. A son, Wm. Roberts Abernathy, had married Ozella Perry in 1905 and was no longer living at the home.

According to the Courier Gazette, on January 8, 1918 a grass fire threatened the west side of the home. A quick response to a phone call from Mrs. T.C. Perry (Ozella's mother) to the McKinney VFD extinguished the fire, but not before it had charred part of the pier and beam construction under the home.

On April 14, 1919, Wm. R. and Ozella Perry Abernathy transferred the title to Ozella's parents, Mr. T.C. and Sarah (a.k.a. Sallie) Perry. T.C. (a.k.a. Thomas Cate) Perry had arrived in Texas from Tennessee to avoid the yellow fever epidemic. T.C. was a traveling salesman for the John V. Farwell Company. He died suddenly of a heart attack, while in Chicago at the La Salle Hotel, on May 19th of 1922. His survivors included Mrs. Perry (Sallie) and six children. In July of 1940, Ozella's husband (Wm. R. Abernathy) who was a veteran of the Spanish American War, died after an illness of two weeks, leaving Ozella and her mother Sallie Perry as widows.

On June 14, 1943, Ozella Abernathy sold the property to O.L. Barker and Irene Barker for the sum of \$2500.00 Sallie Perry moved two houses east of the property and rented a room at 408 W. Louisiana Street. Mrs. Irene Barker was the District County Clerk and continued living at the home after the death of her husband O.L. Barker.

On September 15, 1978, Mrs. Barker (noted as a single woman) sold the property to George and Retta Barker McCoy for the sum of \$14,500.00 (This continued a pattern of family members being able to help a widowed woman to have financial help upon the death of their husband.)

October 30, 1996, The McCoy's sold the property to Mary Tamora McDermott for \$20,000.

November 24, 1999 Mary Tamora McDermott sold the property to Richard and Rhonda Hunt.

December 16, 2010, Woodrow Weilage and Vanessa Vaughter Weilage became the current owners.

Childhood memories of Dr. James Wilson, a neighbor.

Dr. James Wilson and his twin brother Paul J. Wilson would go around the neighborhood after Christmas and gather Christmas trees. They brought them to the lot between 414 and 418 West Louisiana Street stacking them in a pyramid to prepare for a great bonfire on New Year's Eve. Other boys would try to set fire to the trees prior to the event which made James and Paul plus their friends guard the trees, camping out at night even in very cold wintry conditions. The bonfire became an annual event which the community looked forward to each year until the fire department (which included the Wilson brother's father Paul Kincaid Wilson) determined it was too great a risk. The brothers also had a goat which got loose one time and went downtown where it chewed up several groceries outside the grocery store. The goat was jailed until Mr. Wilson paid the damages of \$12.00, but the goat was never "bailed out" or seen again.

Other families in the neighborhood included the Eddins family at 412 W. Louisiana St. C.T. Eddins was a principal at South Ward and never missed a day of work according to Mr. James Wilson. Eventually Mr. C.T. Eddins would have an Elementary School named for him in recognition of his dedication to public education. The home at 412 W. Louisiana Street was originally built for Dr. E. E. King where he retired after serving as pastor of the First Baptist Church.

Across the street from 414 was the Boyd family, which also has a school named for them.

Historical Figures related to 414 W. Louisiana Street

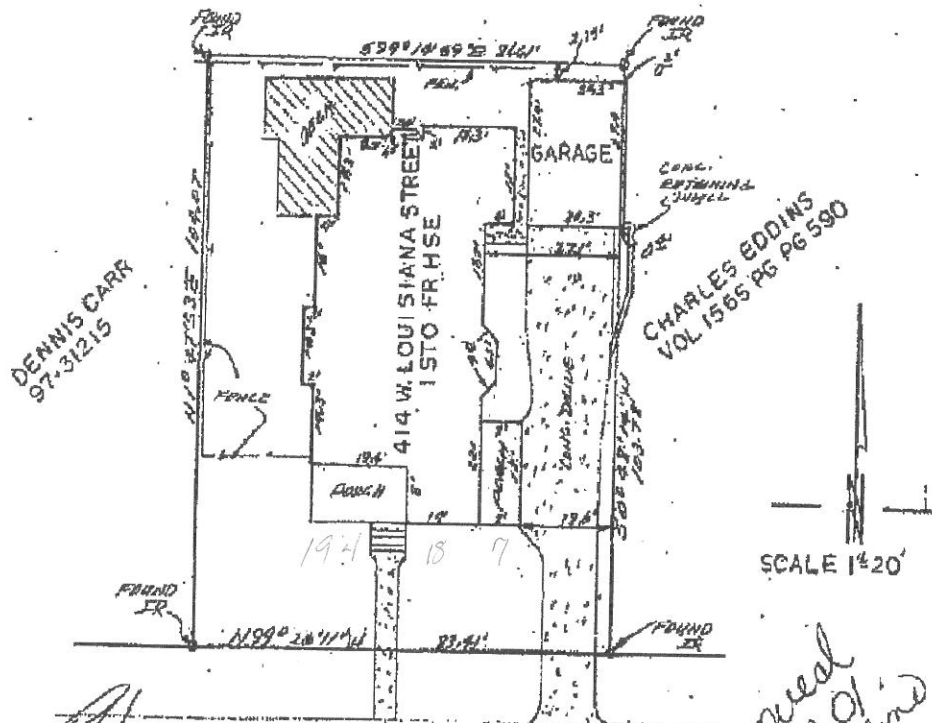
William Mesach Abernathy, and Lucy Roberts Abernathy, are the most notable persons in the history of McKinney that are related to the property. William was born 10/29/ 1847 in Early Grove Mississippi. In 1862, he enlisted in the Army of Virginia, and was a courier under General Longstreet. His fellow soldiers knew him as "Billy" who was "a fighter in the cause of the South." The "Mississippians" were known for maintaining local self government and Home Rule, characteristics he would keep throughout his life. He taught school for a few years and eventually received his license to practice law. On Oct. 3rd 1873, he married Lucy Roberts in Holly Springs, Mississippi, and began a law practice in Benton County Ms. In 1877, he and Lucy moved to Texas along with their newborn child Wm. Roberts Abernathy. Along with his brother Mercer Green Abernathy, Wm M. Abernathy established a law firm and an abstract company. He was a member of the J.W. Throckmorton Camp; Confederate Veterans; Ex-President of Texas Fireman's Association; Past Eminent Commander of McKinney Commandery; #34 Knights Templar; Past High Priest of Haggai Chapter #53; Past Master of St John's Lodge #51; and a member of the McKinney Bar Association at the time of his death. His death came suddenly as a result of heart failure. Just prior to his death he had been playing dominoes with his family at his home (405 W. Virginia St.)and went downstairs for a drink of water. The family heard a loud thud and discovered his body. The funeral was at the Episcopal Church by Dr. L.C. Birch and internment was at Pecan Grove Cemetery. Articles in the paper reflected the impact of his life as the paper said; "The entire city is shrouded in a pall of sorrow on this bright sunny day...a beloved townsman responded to the call of "taps" to report to the Commander in Chief of the Military Hosts." Other tributes included phrases such as: "a generous old man with a great heart and liberality of opinion, one of the strongest and most brilliant of lawyers."

(Source; McKinney Daily Courier Gazette)

Lucy Roberts Abernathy, who was born on Jan 25, 1846, in Holly Springs Mississippi, died at age 91 on Feb. 10, 1937, at her home at 507 W. Virginia Street. According to the tributes for her she was a beloved Christian woman of a "retiring disposition." She was survived by six children, nine grandchildren, and four great-grandchildren. Her funeral was at her home by the Rev. Petter of the Episcopal Church.

(Source; McKinney Daily Courier Gazette)

SURVEY PLAT



Rhonda B. Hunt
Rhonda B. Hunt

LOUISIANA STREET
60' ROW

Approved
5/31/01
J. J. Morland

Situated in the City of McKinney, Collin County, Texas, in the William Davis Survey, Abstract No. 246 and being all of a tract of land as described in a Deed from Irene D. Parker to George E. McCoy et ux and recorded in Volume 1123, Page 156 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an Iron Rod found in the Southeast corner of the said tract, said Iron Rod also being in the North line of Louisiana Street;
 THENCE North 89 deg. 26 min. 11 sec. West with the South line of the said tract and the North line of Louisiana Street a distance of 81.61 feet to an Iron Rod found;
 THENCE North 01 deg. 47 min. 33 sec. East with the West line of the said tract a distance of 104.07 feet to an Iron Rod found;
 THENCE South 89 deg. 14 min. 59 sec. East with the North line of the said tract a distance of 81.61 feet to an Iron Rod found;
 THENCE South 00 deg. 48 min. 14 sec. West with the East line of the said tract a distance of 103.70 feet to the place of beginning and containing 0.197 Acres of land, more or less.

I hereby certify to Key Mortgage Lnk, Inc., Republic Title Of Texas, Inc. CP99811601 MX2 and Richard L. Hunt and Rhonda B. Hunt that I made the survey on the ground on November 24, 1999 of the Mary Deanna McDermott property shown hereon and found corner stakes as reflected on the plat and that the only improvements on the ground are as shown on the survey; that there are no apparent encroachments, overlapping of improvements or conflicts found during the time of this survey, except as shown on the survey plat.

Rhonda B. Hunt
Rhonda B. Hunt
2517 Shadow Lane Drive
McKinney, Texas 75070
972-562-2451



The above described property does not lie in a flood hazard area according to the F.E.M.A. flood insurance rate map community panel No. 480520-305 G
 KANSAS-DATED 1-11-16

Rhonda B. Hunt
Rhonda B. Hunt