History of the Collinwood Property

1850  Samuel T. Noblit receives certificate #373 from the Commissioner of Peters Colony for the property he settled in 1847. The first cabin would be built as soon as they arrived.

On February 4, 1841, the Republic of Texas (1836-1846) passed a land and colonization law entitled “An Act Granting Land to Emigrants,” modeled after the Mexican empresario system of giving away public land to encourage settlement. Every family which settled on the land during the period of the contract (1841-1848) was entitled to 640 acres. Some of the requirements were that the family had to live on the land for three years, cultivate at least ten acres, and have the land surveyed and plainly marked. For more information see http://www.tshaonline.org/handbook/online/articles/uep02.

From census records we know that the Noblits arrived sometime after 1846. On the 1850 census taken in December for Collin County it lists a four-year old daughter who was born in Missouri (1846) and a two-year old son who was born in Texas (1848). Since they had to live on the property for at least three years, their arrival was sometime in 1847. Correspondence with descendants confirmed that Noblit was a Peters Colonist. Due to the inefficiency of colony management titles to the property took nearly a decade to prove and be filed. By this time they were filed with the State of Texas and no longer the Republic of Texas. Noblit finally received the patent and title in 1856.

1856  Elisha Chinn of Denton County purchases the 640 acres (v. J, pg. 259-260) for $900 from the Noblits through their POA Jacob Cook whom they appointed in 1855.

In 1857 the Noblits appear on the Kansas state census. They may have arrived a couple of years before.

1861  J.K. Fox and C.M. Fox of Collin County purchase 200 acres of the Noblit survey (v. T, pg. 509) for $800 on November 8, 1861. During their brief ownership the Foxes enhanced the cabin into a planked house.
In 1869 C.S. Haggard’s newly married sister-in-law Mary Sue Lunsford and her husband John Liter Brown are living with the Haggard family. Mary Sue keeps a diary.

April 11: “Mr. Brown went and tore the planks off the Fox house.” In the diaries of women in this extended family and in much later interviews of their descendants the settlers were very specific about whether or not they were referring to a cabin or a house. The date of the second structure points to a construction date of 1861.

1862

C.S. Haggard of Collin County purchases 200 acres of the Noblit survey (v. O, pg.559-560) for $1,600 on March 9, 1862, from the Fox brothers and their wives.

I find it highly unlikely that C.S. Haggard who was a successful and shrewd businessman would have paid twice what the Foxes paid in such a short period of time if there hadn’t been an improvement on the property. This is the third reason I feel confident saying that the construction of a house, versus a cabin, was in 1861.

From an interview in 1989 we know that the growing C.S. Haggard family moved from their original homestead, which is on what is Parkwood and Windhaven today, to “the creek” probably because they wanted a more reliable source of water. Rutledge Haggard confirmed that water was always a problem.

Their last child, W.O. was born in 1880. A sister who did not live was born the year before. His brother Clifton Turner was born in 1876. It is probable then that the Haggards lived in the house from about 1877-1884. There are numerous accounts of their moving in 1884 to the property they named Fairview on what is Park and Custer today. It is still operated as Fairview Farms by W.O. Haggard, Sr.’s grandson Rodney Haggard.
1904 Annabel Aldridge, also known as Annie Belle Haggard Aldridge, is the sixth child of C.S. Haggard. She purchases 171 1/5 acres from her parents for $8,500 with $500 in cash on January 14, 1904, (v. 126, pg.315-316). The balance of $8,000 will be deducted from her portion of their estate.

Annie Belle was born in 1873 and married James Shelton Aldridge in 1893. He died in 1918. A few years later she moved into town. I am unclear whether they lived in the house before 1904. The deed states that the C.S. Haggards will keep the crops for the years 1903 and 1904 and that their daughter can take possession of the property after the harvest. They could have been living in the house though.

1924 Emma Ruth Aldridge, who marries C. R. Kendrick in 1927, is deeded the property by her mother Annabel Aldridge [name in deed to correspond with previous deed] on October 16, 1924 (v. 252, pg. 110). The deed to her then 19-year old daughter is restricted. She cannot sell the property without her mother’s written permission.

Emma Ruth Aldridge Kendrick does not live in Plano after her marriage in 1927 but uses the farm for income with a tenant living in the house most likely.

1936 Emma Ruth Aldridge Kendrick obtains written permission from her mother to sell the property on May 27, 1936, (v. 303, pg. 460). She sells 171 1/5 acres in the Noblit survey for $9,416.00 and receives $4,016.00 in cash and an agreement that they buyer, Nance-Brown Motor Company, will pay off two mortgage lien notes on February 9, 1935, for $3,300.00 (v. 91, pg. 591) and $2,100.00 (v. 91, pg. 593) to the Federal Land Bank of Houston.

In a very complicated transaction she has traded her family inheritance for a car dealership for her husband. It is the middle of the depression. Farms are not producing much income. Emma Ruth put two mortgages on her property “pursuant to Part 3 of the Act of Congress known as the Emergency Farm Mortgage Act of 1933” in 1935. They find a business to buy for her husband to run, sell the farm, and get out of debt.

1937 Adda Belle Rodgers pays off the notes to the Federal Land Bank on April 17, 1937, (v. 310, pg. 578-579)

It appears that she lives in Dallas and is an absentee landlord.
1946  Walter A. Reeves and Anne I. Reeves purchase the property on November 4, 1946, for $7,392.00 cash and the payment of a promissory Vendor’s Lien note of $20,000.

This may be the time the remodeling and updates start to the house.

1956  J.B. Sowell and his wife Mary R. Sowell of Dallas County purchase the property for “$10.00 and other good and valuable consideration.”

The land and house stay in the family until the City of Plano purchases it. The majority of the farm is put into a family trust.
In 2015 the City of Plano wants to put a park on the property and either demolish the house or have someone move it off the property.