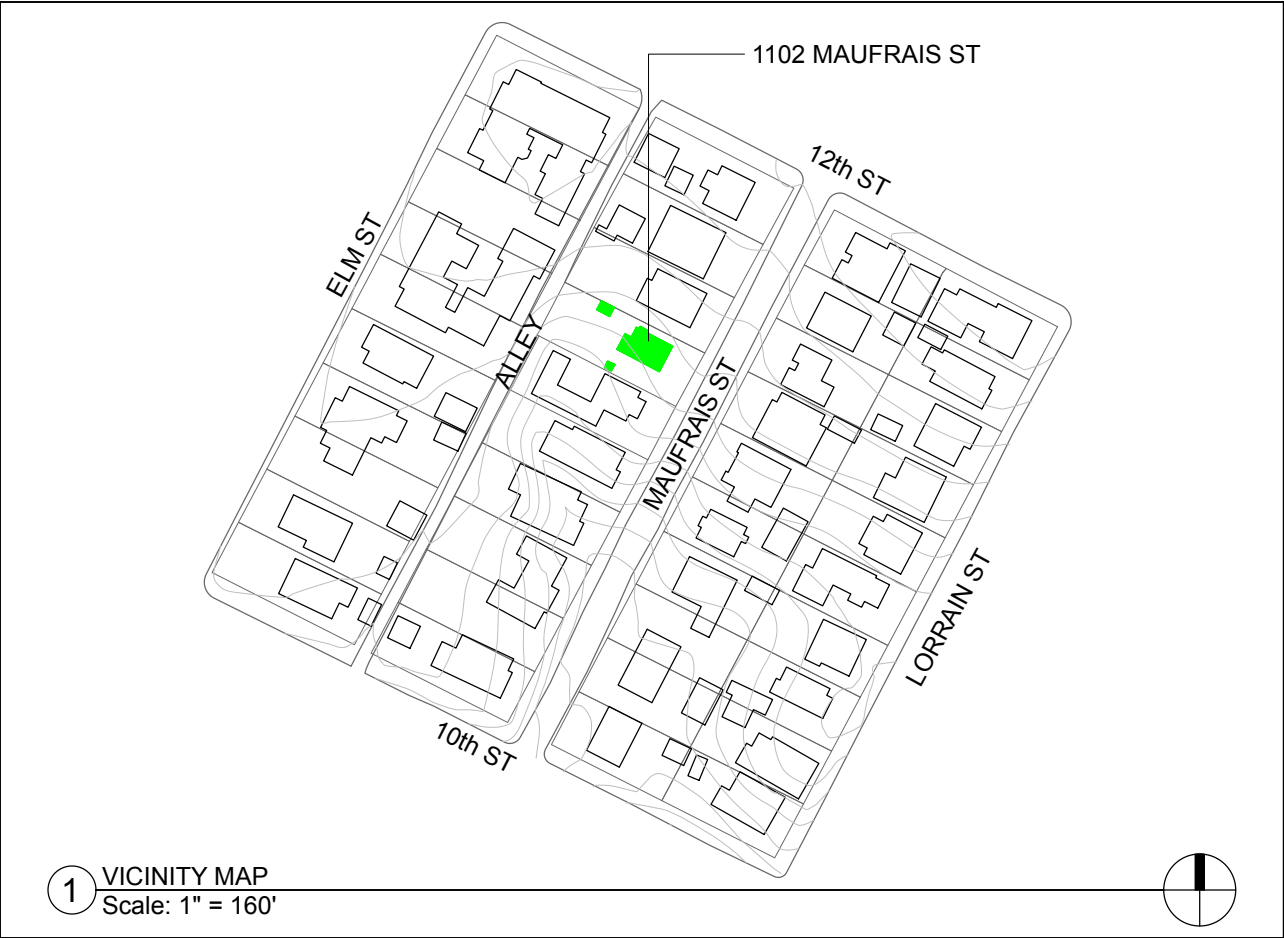
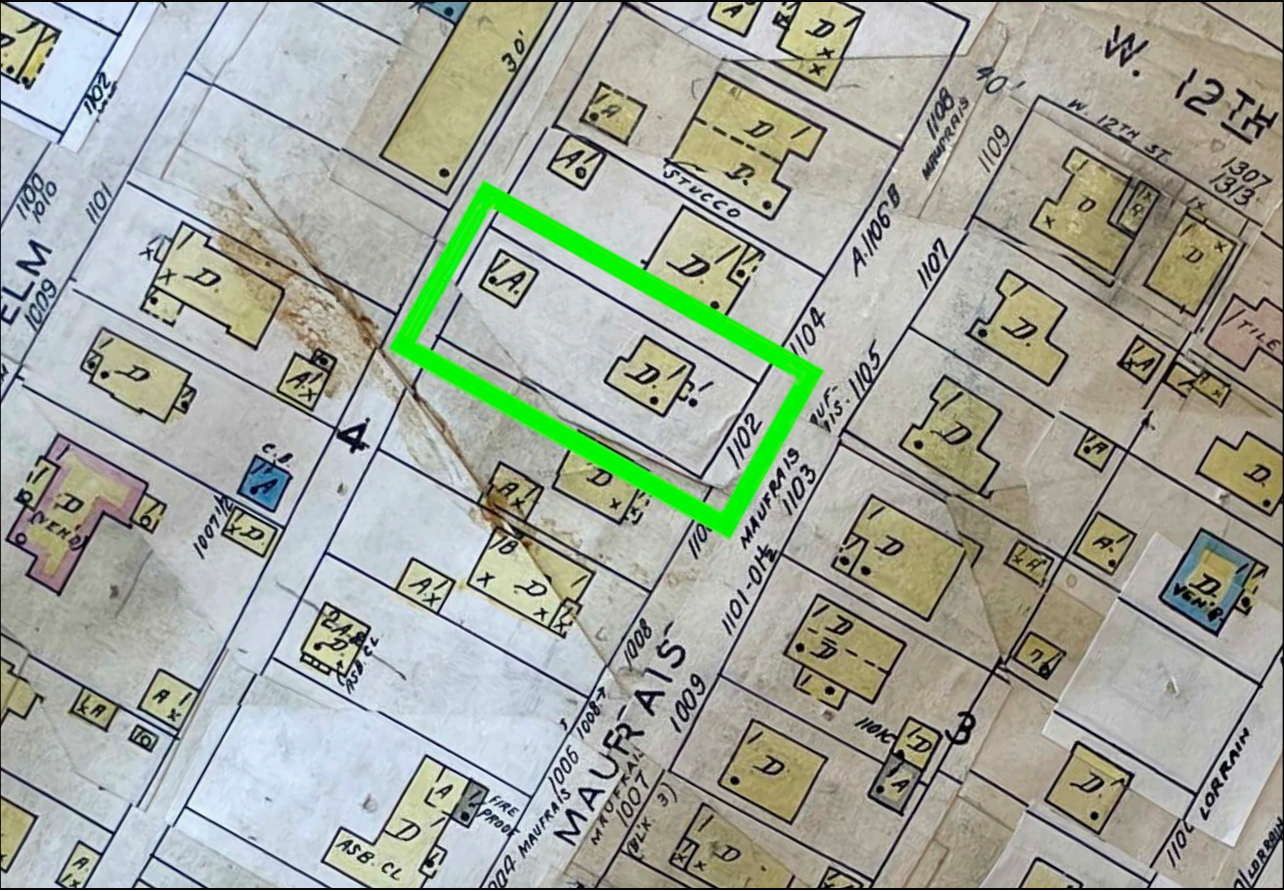




1 VICINITY MAP
Scale: 1" = 160'



2 SANBORN MAP (1935 corrected to 1956)
Not to scale

HISTORY*

- Year built: 1932 (per TCAD, confirmation needed)
- Zoning: SF-3-NP
- NRHD: West Line
- Type/Subtype: Front Gable
- Stylistic Influence: N/A
- Status: Contributing

OWNERS

- 1932-1946: Unknown
- 1947 (first directory listing)-1972: W.M. Condra
- 1972-1979: J.T. Rice Jr. (Landlord)
- 1979-1983: George Randall Baird (Landlord)
- 1983-1992: Edward B. Deakin (Landlord)
- 1992-2022: John W. Kappleman (Prof UT Austin)

RENTERS

- 1973: Joyce A. Fisher
- 1974: Margaret and Richard Ling
- 1975: Vacant
- 1976: Pearl M. Champagne
- 1977-78: Vacant
- 1979: Sassy Champaign
- 1981: Betty Bernard
- 1983: Joseph B. Phillips
- 1984-86: Michael Lincoln
- 1987-89: Luther Carpenter

KNOWN PERMITS

- 1979: Randy Baird - Remodel/Addition
- 1995: John Kappleman - Partial Demo / New Deck
- 1996: John Kappleman - Second Floor, Deck Addition

*Historical data courtesy of the Austin History Center

MIDSPACE

kevinsims@me.com - 737.202.1178

Sheet 1 of 10

SHEET INDEX

- 1. A000 - COVER SHEET
- 2. A001 - PHOTOGRAPHY
- 3. A002 - PHOTOGRAPHY
- 4. A003 - SURVEY
- 5. A100 - SITE PLAN
- 6. A102 - FLOOR PLAN
- 7. A103 - ROOF PLAN
- 8. A200 - ELEVATION
- 9. A201 - ELEVATION
- 10. A202 - ELEVATION

1102 MAUFRAIS ST

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A000 - COVER SHEET



FRONT (EAST) - circa 1972 - prior to 2nd floor addition



SIDE (SOUTH)



FRONT (EAST)



PORCH (EAST) - circa 1972 - prior to 2nd floor addition



SIDE (NORTH)



BACK (WEST)



PORTABLE SHED - remove



DECK ADDITION (circa 1995) - remove/replace



2nd FLOOR ADDITION (circa 1996) - repair/replace as needed



PLAYHOUSE - remove



BACK ADDITION (circa 1979) - remove/replace



BALCONY ADDITION (circa 1996) - remove

AS-BUILT, TREE AND TOPOGRAPHIC SURVEY

ATS Job # 230503027s

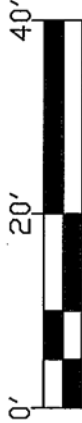
Reference: _____ Address: 1102 Maufrais St., Austin, Texas
Lot 14, Block 4, Shelley Hts. #2 as recorded in Book 3, Page 260, Plat Records, Travis County, Texas.

Sims

Address:

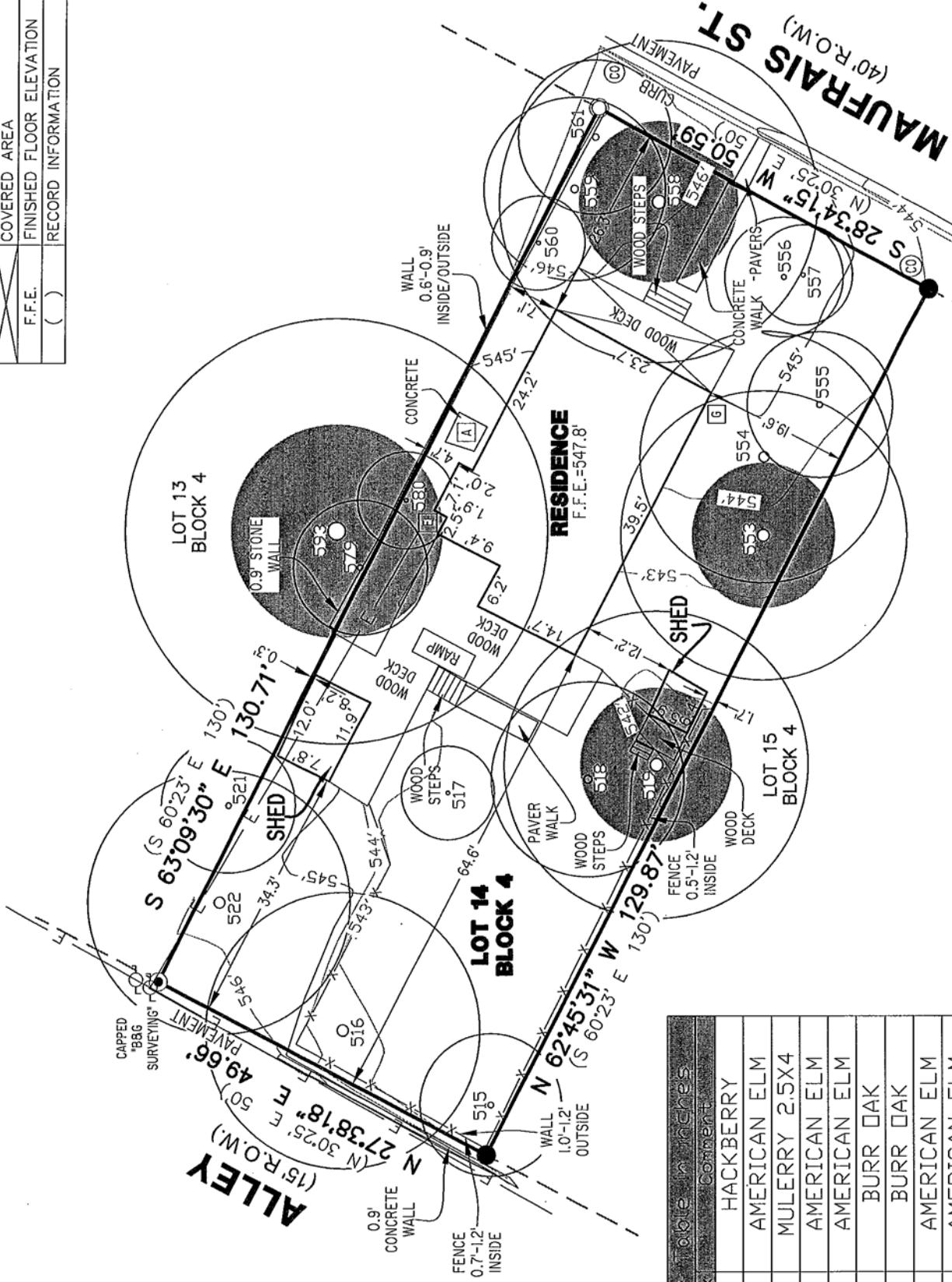
1102 Maufrais St., Austin, Texas

Page 260, Plat Records, Travis County, Texas.



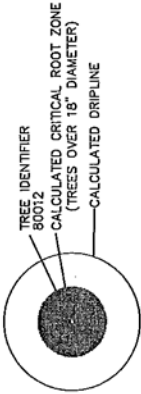
Graphic Scale: 1" = 20'

LEGEND	
●	1/2" IRON ROD FOUND (OR AS NOTED)
○	1/2" IRON PIPE FOUND
⊙	1/2" IRON ROD FOUND W/CAP (AS NOTED)
A	AIR CONDITIONER
E	ELECTRIC METER
G	GAS METER
⊙	WASTEWATER CLEANOUT
⊕	POWER POLE
—	JOINER LINE
—X—	WIRE FENCE
—E—	OVERHEAD ELECTRIC LINE
—100'—	CONTOUR LINE
—R.O.W.—	RIGHT OF WAY
—COVERED AREA—	COVERED AREA
—F.F.E.—	FINISHED FLOOR ELEVATION
()	RECORD INFORMATION



Tree ID	Tree Name	Comment
515	10	HACKBERRY
516	18	AMERICAN ELM
517	6	MULERRY 2.5X4
518	13	AMERICAN ELM
519	20	AMERICAN ELM
521	9	BURR OAK
522	18	BURR OAK
553	19	AMERICAN ELM
554	17	AMERICAN ELM
555	10	LIGUSTRUM 4.5X2-3X2
556	8	HACKBERRY
557	7	HACKBERRY
558	22	ANACUA 12-9-5-5
559	12	LIGUSTRUM 3.5X6
560	6	HACKBERRY
561	10	HACKBERRY
579	9	ANACUA 4-3X2-2X2
580	6	HACKBERRY
593	28	AMERICAN ELM

GRAPHIC REPRESENTATION OF TREE DRIPLINE:
EXAMPLE: A TRIPLE STEM TREE WITH STEMS
10", 8", 6" SHALL RENDER A GRAPHICAL
RADIUS OF 10 + (8/2) + (6/2) = 17' FEET



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Sheet 4 of 10

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A003 - AS BUILT SURVEY

Notes:

- 1) Surveyor makes no expressed or implied warranties as to the fee ownership of the property shown.
- 2) Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203).
- 3) Contours shown hereon were produced by an on the ground survey and are based on the Benchmark shown hereon (NAVD88).
- 4) This survey was performed without the benefit of a title commitment, therefore, agreements, easements and restrictions may exist that are not shown hereon.

SURVEYOR'S CERTIFICATION:
I, Andrew Jimenez, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

ANDREW JIMENEZ
Registered Professional Land Surveyor
No. 6270 - State of Texas

05/17/2023
Date

Client: Sims, Kevin
Date of Field Work: 05/11/2023 & 05/11/2023

Field: MAlfaro

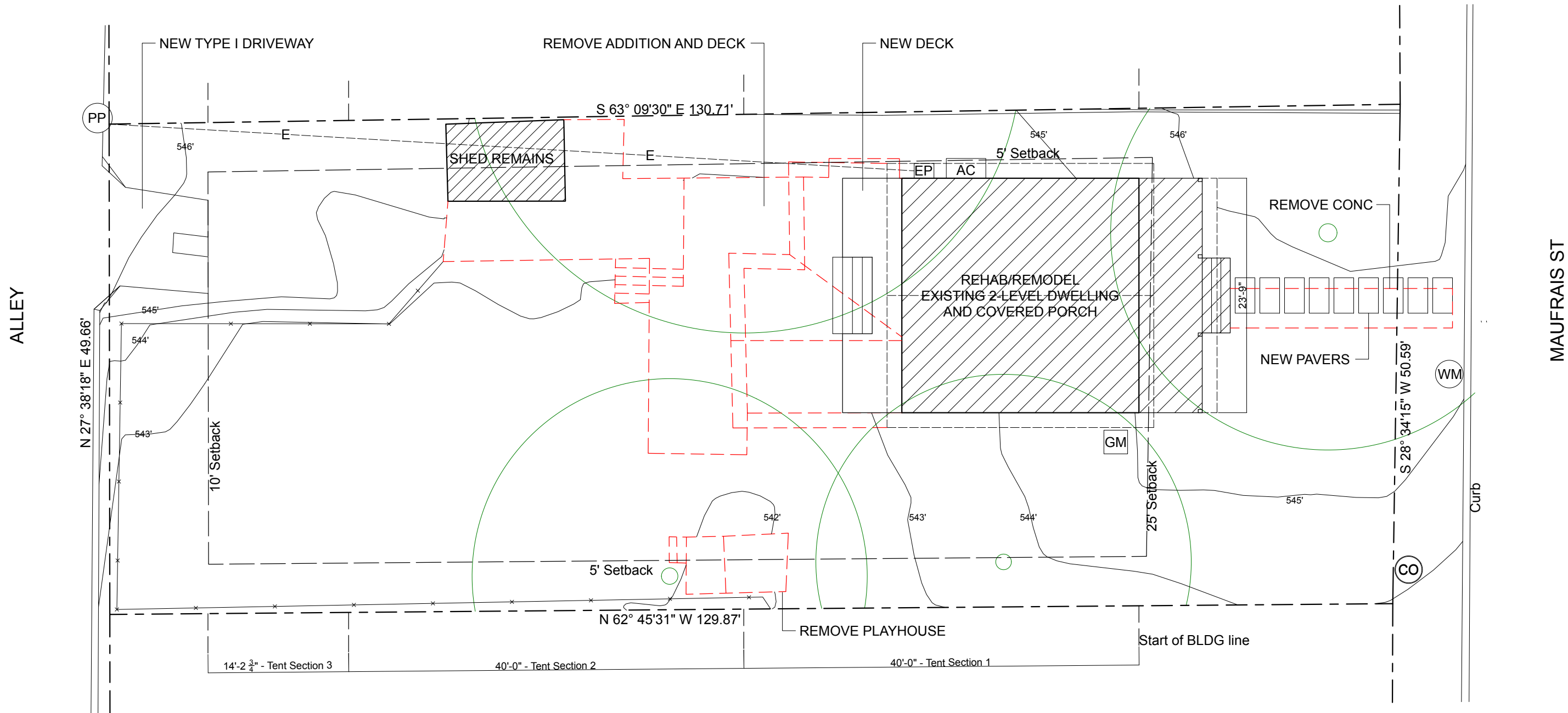
Tech: MLeonardo
Date Drawn: 05/17/2023

Path: server6\Surveying\Projects\BULK\MNOPQR\MaufraisSt1102\Production\Drawings\MaufraisSt1102-230503027s.dwg



ATS Engineers
Inspectors
& Surveyors
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TBPUS FIRM REG. #10126000
4910 West Hwy 290
AUSTIN, TEXAS 78735

(512) 328-6995
FAX: (512) 328-6996

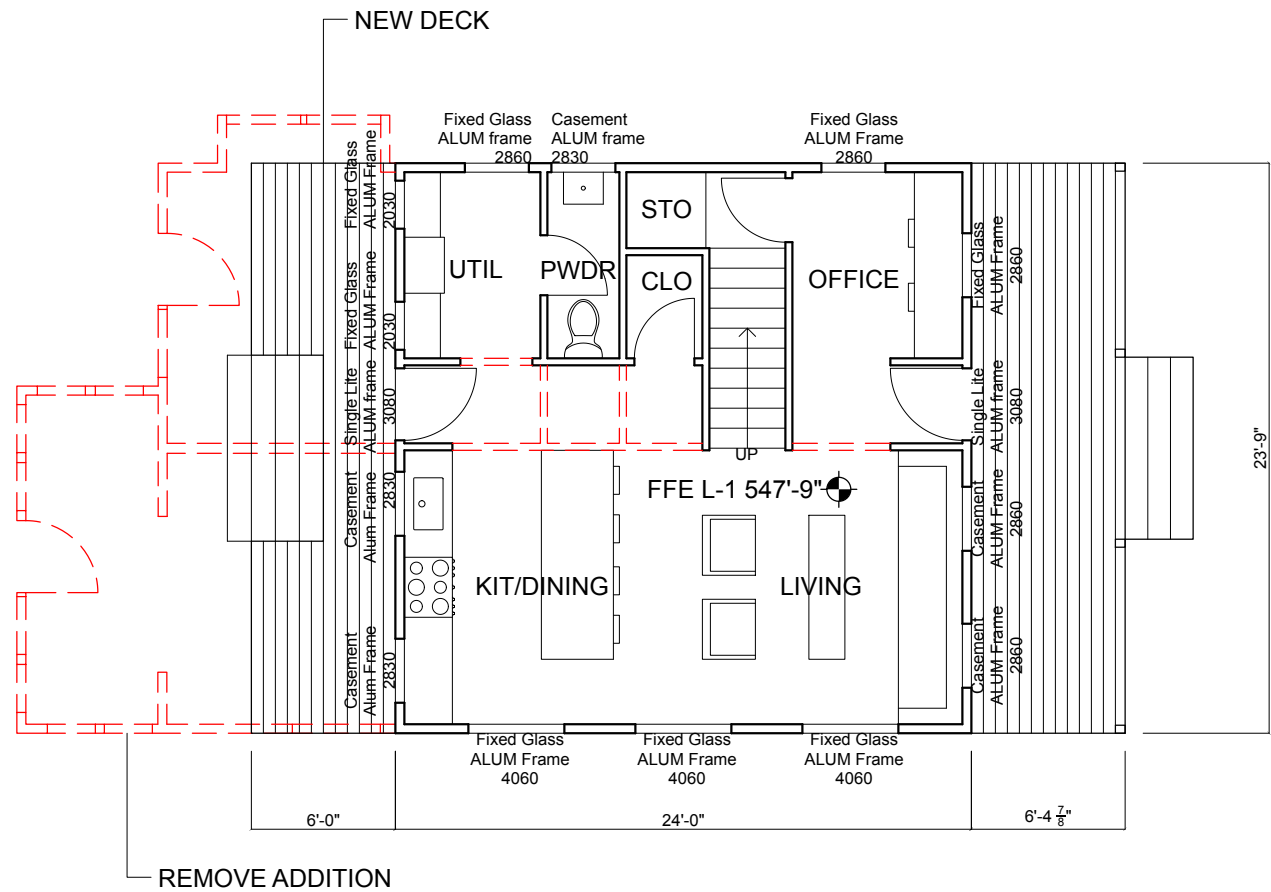


1 SITE PLAN - PROPOSED DEMO / REHAB
Scale: 3/32" = 1'

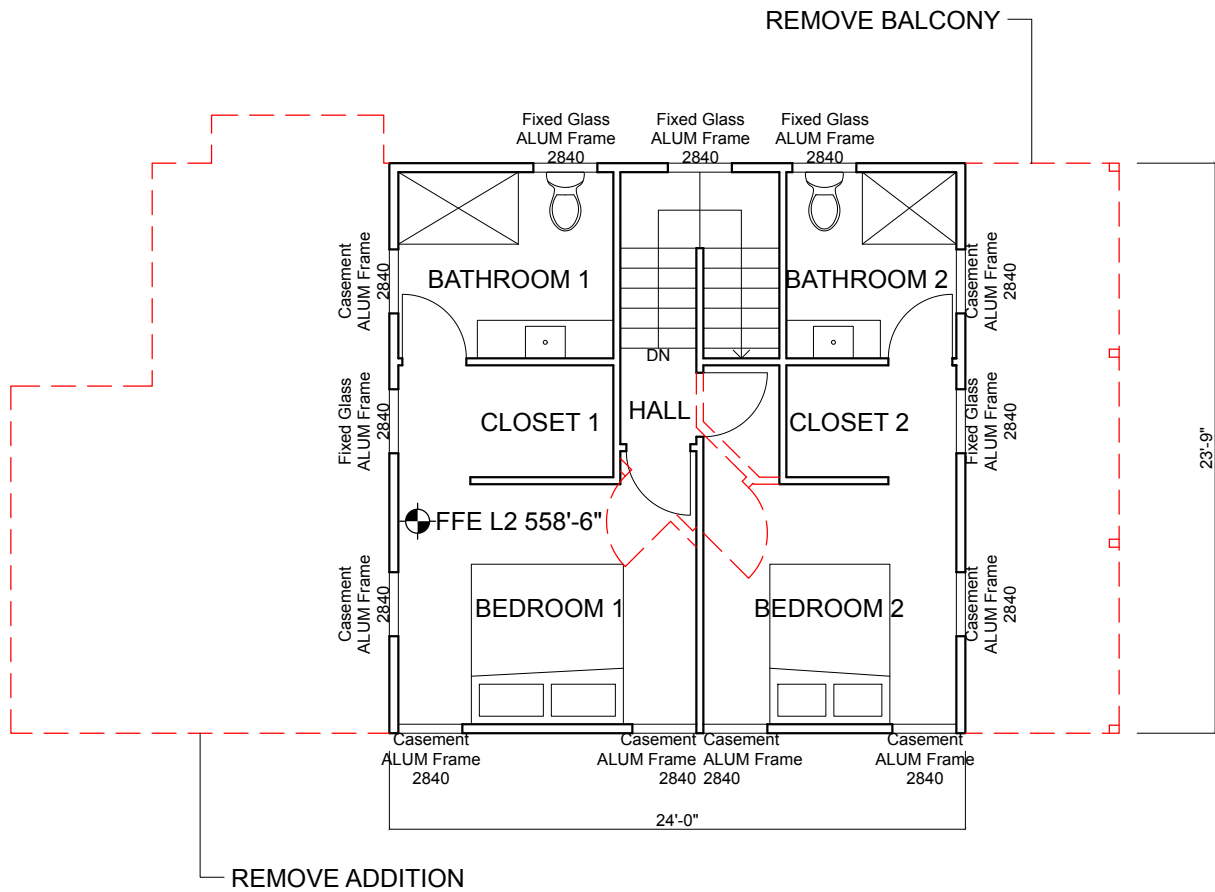
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A100 - SITE PLAN



1 L1 FLOOR PLAN - PROPOSED DEMO / REHAB
Scale: 1/8" = 1'

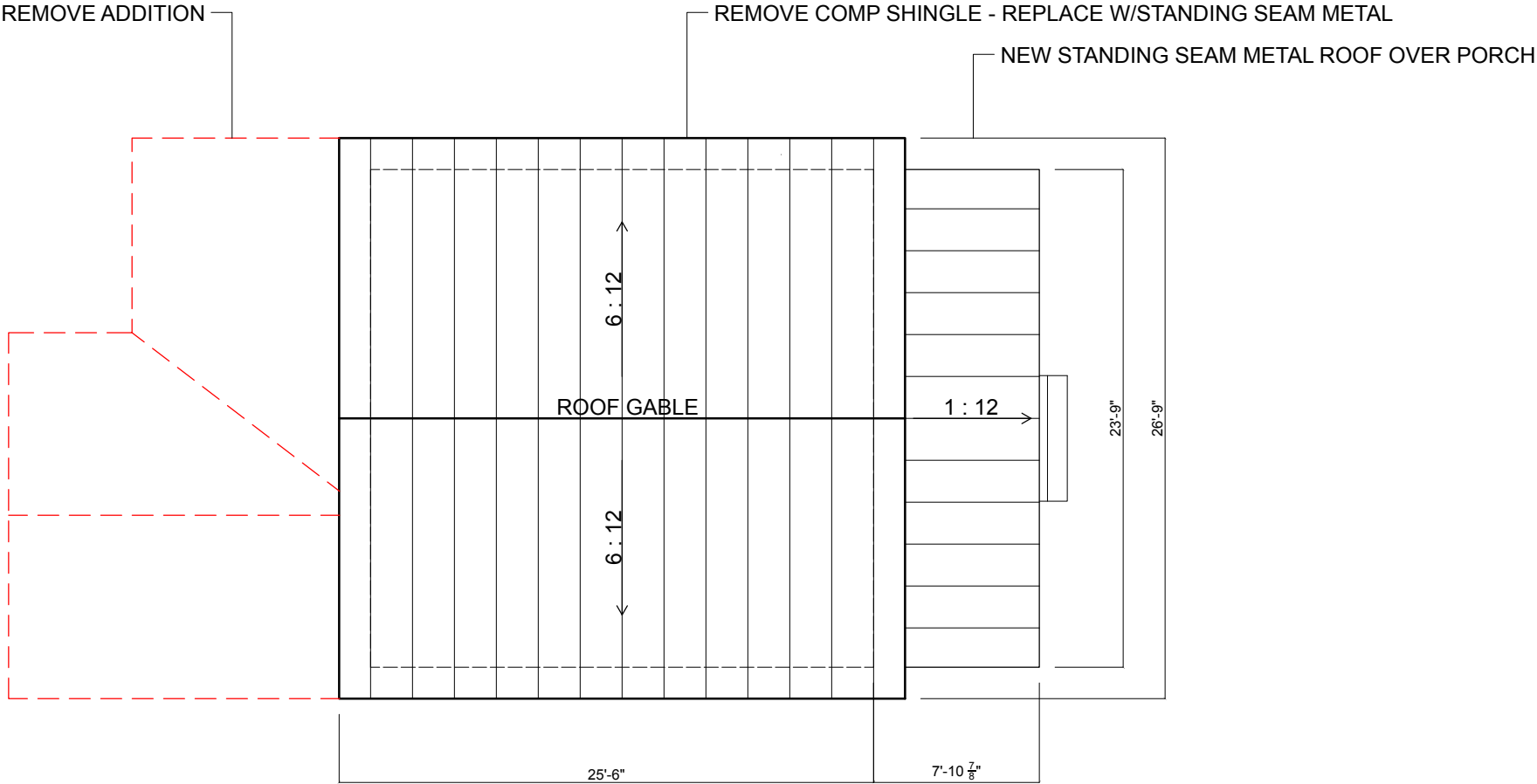


2 L2 FLOOR PLAN - PROPOSED DEMO / REHAB
Scale: 1/8" = 1'

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A101 - FLOOR PLAN



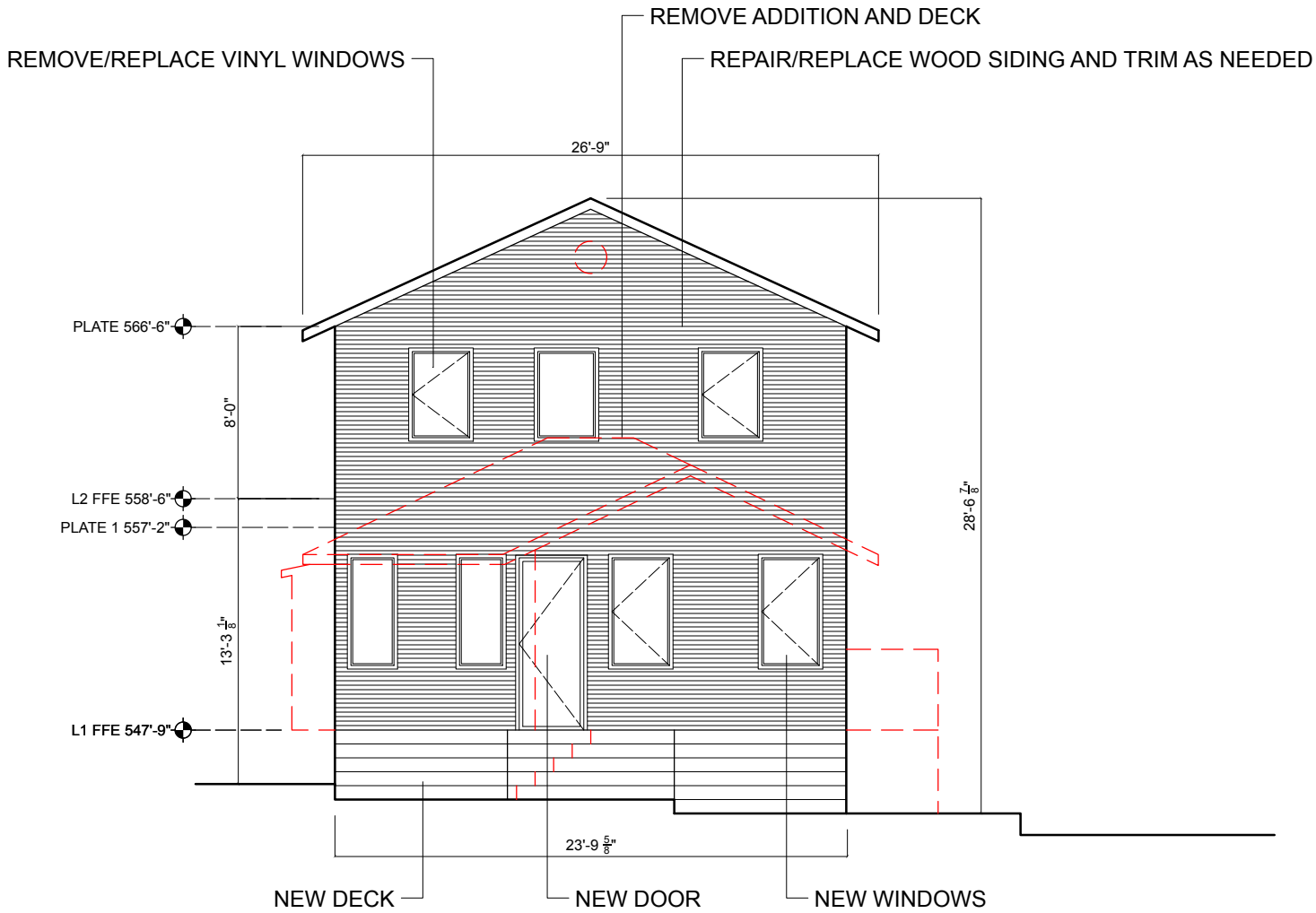
1 ROOF PLAN - PROPOSED DEMO / REHAB
Scale: 1/8" = 1'



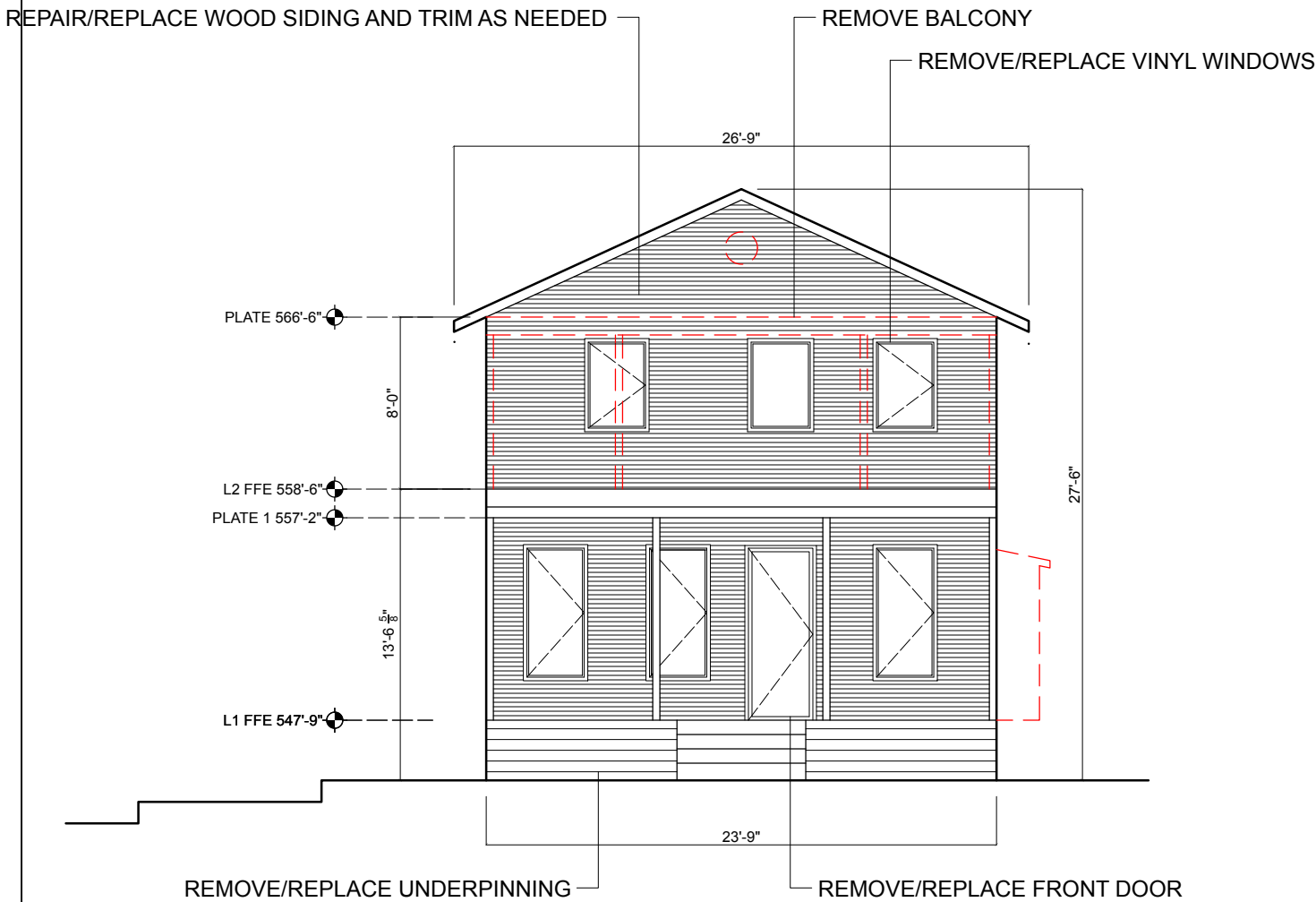
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A102 - ROOF PLAN



1 WEST (BACK) ELEVATION - PROPOSED DEMO / REHAB
Scale: 1/8" = 1'

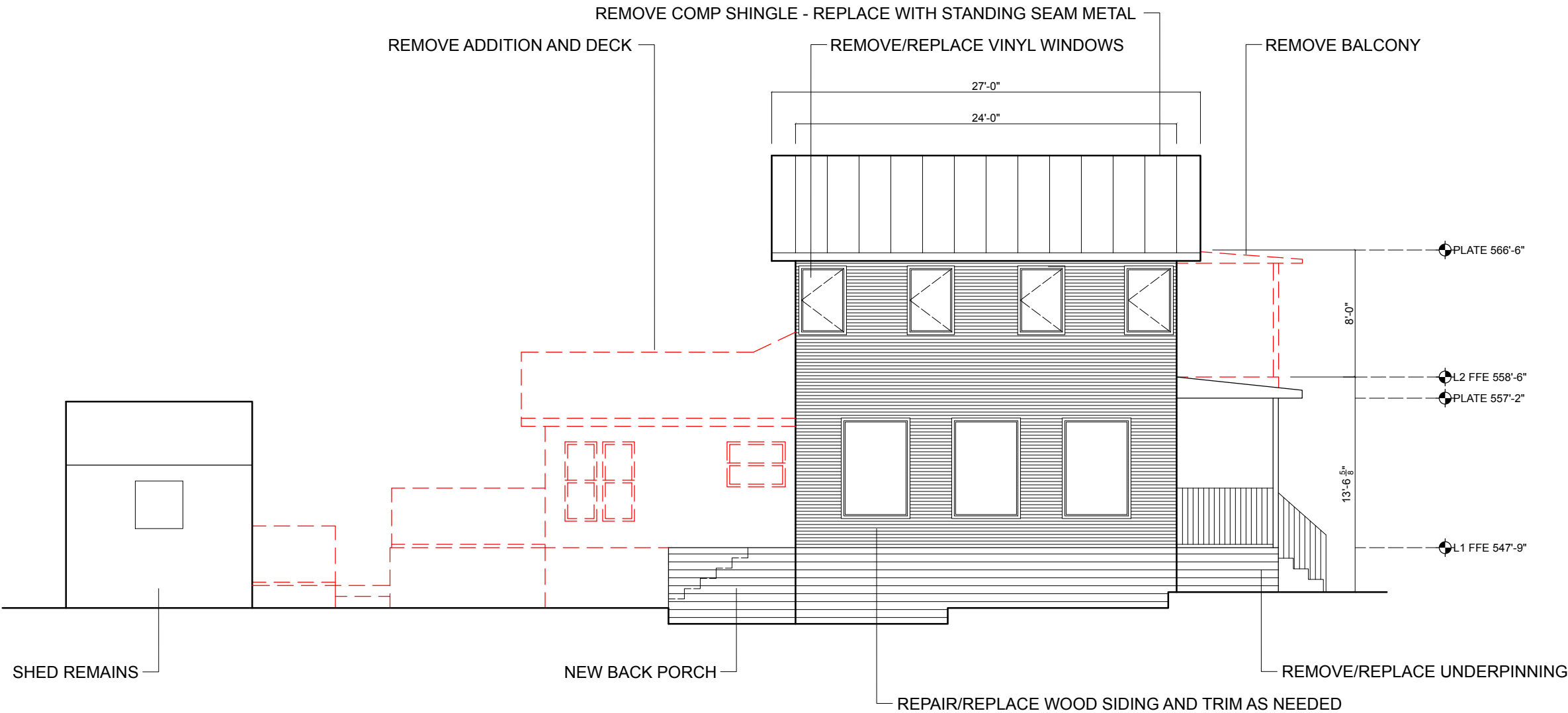


2 EAST (FRONT) ELEVATION - PROPOSED DEMO / REHAB
Scale: 1/8" = 1'

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A200 - ELEVATION

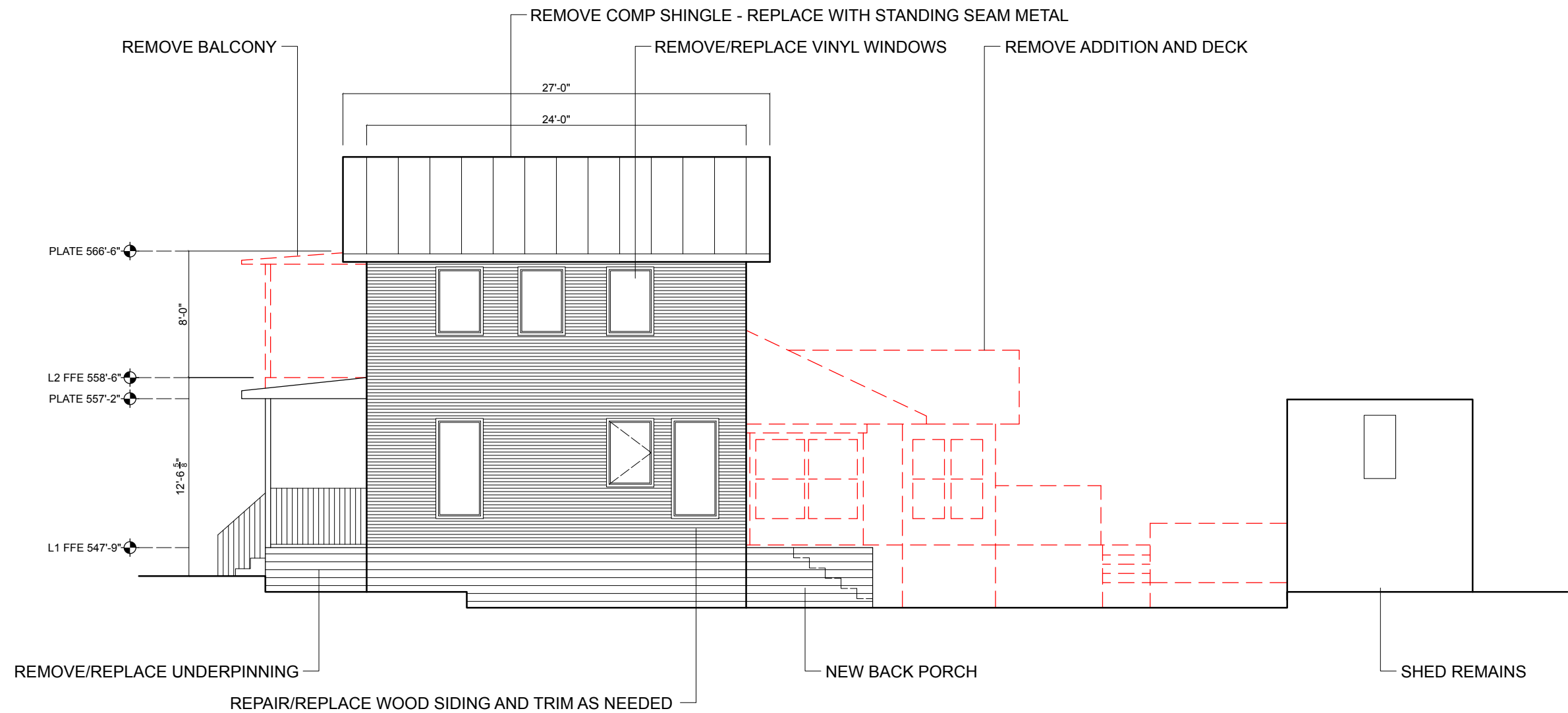


1 SOUTH (SIDE) ELEVATION - PROPOSED DEMO / REHAB
Scale: 1/8" = 1'

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A201 - ELEVATION



1 NORTH (SIDE) ELEVATION - PROPOSED DEMO / REHAB
Scale: 1/8" = 1'

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A202 - ELEVATION