



SINGLE FAMILY

Austin City Code Chapter 6-7, June 2009

ECAD Energy Audit Results

For Residence: 5302 N SCOUT ISLAND CIR AUSTIN, TX, 78731

Audit Date: 5/23/2024

Thank you for complying with the City of Austin's ECAD Ordinance, which requires homeowners to provide these energy audit results to buyers

SAVE THIS FORM! This ECAD audit is valid for 10 years after the audit date.

This audit helps you identify energy efficiency improvements that could lower your monthly energy costs and make your home more comfortable. Austin Energy's Home Performance with ENERGY STAR® program offers rebates and low-interest loans that make these improvements more affordable. Before you begin making any home energy efficiency improvements, be sure to get the latest program details from austinenenergy.com or by calling 512-482-5346

ENERGY AUDIT SUMMARY

	Action Recommended?	Potential Annual Savings*:
A. Windows and Shading	NO	\$0.00
B. Attic Insulation	NO	\$0.00
C. Air Infiltration and Duct Sealing	NO	\$0.00
D. Heating and Cooling System Efficiency (HVAC)	NO	\$0.00
Total Annual Savings*:		\$0.00

HOME IMPROVEMENT RECOMMENDATIONS:

Austin Energy recommends the following actions based on the energy audit performed by

● Kurt Kunkle of Austin Auditors ●

- A. No windows or shading recommendations.
- B. No Attic insulation recommendations.
- C. No air infiltration or duct sealing recommendations.
- D. No heating and cooling system recommendations.

We appreciate your support of the ECAD ordinance and your efforts to make Austin the most livable city in the country.

DISCLOSURES: Figures are based on an estimate from the average single-family house in Austin (1800 - 2000 sq. ft.) that has made improvements through an efficiency program by Austin Energy or Texas Gas Service. Weather, equipment installation and electric usage will all effect actual savings. There is no guarantee or warranty, either expressed or implied, as to the actual effectiveness, cost or utility savings, if you choose to implement these recommendations. The Energy Conservation Audit and Disclosure is not required to be included in the sales contract nor the Seller's Disclosure form (Texas Real Estate Commission), but instead is a stand-alone requirement of the City of Austin.



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In support of the City of Austin's Energy
Conservation Audit and Disclosure Ordinance
Austin City Code Chapter 6-7, June 2009

Energy Audit Data

DATA SUMMARY

PROPERTY

Outdoor Temperature F: 81.0

Austin Energy Electric Meter Number: 7301949

Tax Assessor's Property ID: 136043

Requestor Name:

Year Built: 1993

Service Address: 5302 N SCOUT ISLAND CIR AUSTIN, TX, 78731

Estimated Square Footage: 3373

AUDITOR

Auditor: Kurt Kunkle

Phone Number: (512) 879-3567

Company Name: Austin Auditors

Property Audit Date: 5/23/2024

WINDOWS & SHADING

Type(s) of Window(s): Double Pane;Low-e

Type(s) of Existing Solar Shading: Solar Screens;Vegetation;Adjacent Structure

ATTIC INSULATION

Attic Insulation Type: LF-Fiberglass & Insulsafe

Average R-Value: 31

Open Chases(s): No chases in residence.

HEATING & COOLING AIR DUCT SYSTEM

SYSTEM # 1

Condenser Manufacturing Date 2019

HVAC Duct Air Leakage 141.00

Estimated EER 11.5

% Leakage 7

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Mylar Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

SYSTEM # 2

Condenser Manufacturing Date 2019

HVAC Duct Air Leakage 69.00

Estimated EER 11.5

% Leakage 9

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Mylar Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

AIR INFILTRATION / WEATHERIZATION

Exterior doors: weather-stripped? Yes

Attic access: weather-stripped? Yes

Plumbing penetrations: sealed? Plumbing penetration sealing needed

ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): Standard, None

Fuel Type: Natural Gas, None

Type(s) of Toilet(s): 3+ Low efficiency toilet(s)

PROPERTY IDENTIFICATION

County	Travis	Property ID	136043	Property Type		Single Family	Building Count	1
Meter Number		7301949			Gas Type		Austin I/S Res	
Service Address		5302 N SCOUT ISLAND CIR AUSTIN, TX, 78731						
						Occupied By	Vacant	
Year Built	1993	Foundation	Slab	Est. Sq Footage	3373	Avg. Duct Leakage (%)		8
Levels	1	Bedrooms	3	Baths	2.5	Fireplaces		1
Average Attic R-Value		31	Average Wall Height		10			

WINDOWS AND SHADING

Types of Windows	Double Pane;Low-e								
Types of Shading	Solar Screens;Vegetation;Adjacent Structure								
Windows	S	SW	W	NW	N	NE	E	SE	Skylight
Needs Shade (sf ft)									
House Shape	Other			Building Front Orientation			NW		

APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)		'92 or older		'93 or newer				
Refrigerators		0		1	Pool and / or Jacuzzi Pumps		0	
Freezers		0		0	Speed	None		
Clothes Washer		0		0	Pool Pump Timers		0	
Clothes Dryers	None	0		0	Water Heaters	2+		
Dish Washers			1		WH1	Standard	Fuel 1	Natural Gas
Range/Stove/Ovens	Gas		1		WH2	None	Fuel 2	None
Inefficient Toilets (> 1.28 gal)		3+			Water Heater Timers		0	
Efficient Toilets (<= 1.28 gal)		0						
MISC Lighting	LEDs		Solar PV	No	Electric Vehicle Charger		No	
Sprinklers	Yes	Year Installed		Rainwater Collector		No		
Natural Gas Generator		No	Water Saving Devices		Some Installed			

ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Shingle	Roof Color	Dark	Total Attic R Value	31
Attic Insulation		Insulation Type	LF-Fiberglass & Insulsafe		Secondary Insulation Type		None
		Square Feet	2458	Inches Deep	14.0	R Value	31
Vaulted Ceiling Insulation		Insulation Type	No Vaulted Ceiling		Secondary Insulation Type		None
		Square Feet		Inches Deep		R Value	0
Cathedral Ceiling Insulation		Insulation Type	No Cathedral Ceiling				
		Square Feet		Inches Deep		R Value	0
Attic/Knee Wall Insulation Status			None				
No	Radiant Barrier	Radiant Barrier Type		None	Chases	None	
	Plumbing Penetrations Sealed		No	Furnace & WH Closet Appropriately Sealed			
	# Exterior Doors	5+	# Doors Weather-stripped		5+	Whole House Fan	None
	# Conditioned Stair Boxes/Hatches		2	# Insulated	1	# Weather-stripped	1

HEATING AND COOLING

Unit # 1	Zone Description	Main	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	2458	Duct Locations	Attic;Conditioned Space
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	WiFi	R-Value	R-6
	Condenser Mfg Year	2019	Return Air Sq In	700.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[5.0] 60,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	5.0	Target CFM	2000
	Tonnage from Est Sq Ft	5	Estimated CFM	1400.00
	Sqft Per Ton	491.6	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	141.00
	Fuel Type	Gas	% Leakage	7
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	59.0
	Air Handler Type	Horizontal	Return Air Reading	75.0
	Furnance Mfg Date	2006+	Delta T	16.0
	Estimated Furnance BTUs	[5.0] 80K	AFUE	[Electric Start] 80%
Unit # 2	Zone Description	Upstairs	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	914	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	WiFi	R-Value	R-6
	Condenser Mfg Year	2019	Return Air Sq In	370.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[2.0] 24,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	2.0	Target CFM	800
	Tonnage from Est Sq Ft	2	Estimated CFM	740.00
	Sqft Per Ton	457.0	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	69.00
	Fuel Type	Gas	% Leakage	9
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	59.0
	Air Handler Type	Horizontal	Return Air Reading	76.0
	Furnance Mfg Date	2006+	Delta T	17.0
	Estimated Furnance BTUs	[3.0] 60K - 65K	AFUE	[Electric Start] 80%

NOTES & INSTRUCTIONS

TEXAS REALTORS® **SELLER'S DISCLOSURE NOTICE**

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT **5302 North Scout Island Circle, Austin, Texas 78731**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☐ is ☒ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☒ **2 years** (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.		✓	
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines	✓		
Fuel Gas Piping:		✓	
-Black Iron Pipe		✓	
-Copper	✓		
-Corrugated Stainless Steel Tubing		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: ☐ sump ☒ grinder	✓		
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			☒ electric ☐ gas number of units: 2
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			☐ electric ☒ gas number of units: 2
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 ☐ electric ☒ gas ☐ other:
Fireplace & Chimney	✓			☐ wood ☒ gas logs ☐ mock ☐ other:
Carport		✓		☐ attached ☐ not attached
Garage	✓			☒ attached ☐ not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 1
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System		✓		☐ owned ☐ leased from
Solar Panels		✓		☐ owned ☐ leased from
Water Heater	✓			☐ electric ☒ gas ☐ other: number of units: 1
Water Softener		✓		☐ owned ☐ leased from



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Other Leased Item(s)	☐	☒	if yes, describe:
Underground Lawn Sprinkler	☒	☐	☒ automatic ☐ manual areas covered:
Septic / On-Site Sewer Facility	☐	☒	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒city ☐well ☐MUD ☐co-op ☐unknown ☐other: _____

Was the Property built before 1978? ☐yes ☒no ☐unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 5 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐yes ☒no ☐unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐yes ☒no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement	☐	☒
Ceilings	☐	☒
Doors	☐	☒
Driveways	☒	☐
Electrical Systems	☐	☒
Exterior Walls	☐	☒

Item	Y	N
Floors	☒	☐
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☐	☒

Item	Y	N
Sidewalks	☒	☐
Walls / Fences	☐	☒
Windows	☐	☒
Other Structural Components	☐	☒
	☐	☐
	☐	☐

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Driveways) Cosmetic cracks

(Floors) Some areas have minor wear/de—lamination

(Sidewalks) Minor cosmetic cracks

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	☐	☒
Asbestos Components	☐	☒
Diseased Trees: ☐ oak wilt ☐	☐	☒
Endangered Species/Habitat on Property	☐	☒
Fault Lines	☐	☒
Hazardous or Toxic Waste	☐	☒
Improper Drainage	☒	☐
Intermittent or Weather Springs	☐	☒
Landfill	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒
Encroachments onto the Property	☐	☒
Improvements encroaching on others' property	☐	☒
Located in Historic District	☐	☒
Historic Property Designation	☐	☒
Previous Foundation Repairs	☐	☒
Previous Roof Repairs	☒	☐
Previous Other Structural Repairs	☐	☒

Condition	Y	N
Radon Gas	☐	☒
Settling	☒	☐
Soil Movement	☐	☒
Subsurface Structure or Pits	☐	☒
Underground Storage Tanks	☐	☒
Unplatted Easements	☐	☒
Unrecorded Easements	☐	☒
Urea-formaldehyde Insulation	☐	☒
Water Damage Not Due to a Flood Event	☒	☐
Wetlands on Property	☐	☒
Wood Rot	☐	☒
Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Previous treatment for termites or WDI	☒	☐
Previous termite or WDI damage repaired	☐	☒
Previous Fires	☐	☒
Termite or WDI damage needing repair	☐	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒



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Previous Use of Premises for Manufacture of Methamphetamine



If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Improper Drainage) Slight ponding near garage after heavy rains

(Previous Roof Repair) Roof replaced post—covid

(Settling) Structure built in 1993. Minor settling has surely occurred in the 30+ years of existence.

(Water Damage) Pipe under slab near living room was compromised in 2024. Issue was addressed and necessary repairs were made.

(Termites Treatment) Years ago, minor termite activity was treated under deck. No damage to structure

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Present flood insurance coverage.
- ☐ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☐ ☒ Previous flooding due to a natural flood event.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☐ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ☐ wholly ☐ partly in a floodway.
- ☐ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☐ ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water



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or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐yes ☒no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐yes ☒no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

☒ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Courtyard HOA

Manager's name: Will attain Phone: Will attain

Fees or assessments are: \$ 350 per Year and are: ☒mandatory ☐voluntary

Any unpaid fees or assessment for the Property? ☐yes (\$) ☒no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☒ ☐ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☒yes ☐no If yes, describe:

Kayak storage costs extra

☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(Home Owner Association) There is a neighborhood HOA



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(More than one Association) There is a separate association for boat dock owners.
(Common Area) Common area park of 30+ acres which includes lake privileges

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐yes ☒no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead
 ☒ Senior Citizen
 ☐ Disabled
☐ Wildlife Management
 ☐ Agricultural
 ☐ Disabled Veteran
 Other: _____ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐yes ☒no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐yes ☒no If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☒unknown ☐no ☐yes. If no or unknown, explain. (Attach additional sheets if necessary):

Not familiar with code 766

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.



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Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Jeanne May

Signature of Seller

2026-04-24

Date

Signature of Seller

Date

Printed Name: Jeanne May

Printed Name:

ADDITIONAL NOTICES TO BUYER:

- (1)

The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2)

If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3)

If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4)

This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5)

If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6)

The following providers currently provide service to the Property:

Electric:

Sewer:

Water:

Cable:

Trash:

Natural Gas:

Phone Company:

Propane:

Internet:

phone #:

phone #:

phone #:

phone #:

phone #:

phone #:

phone #:

phone #:

phone #:
- (7)

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

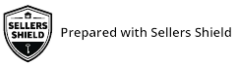
Date

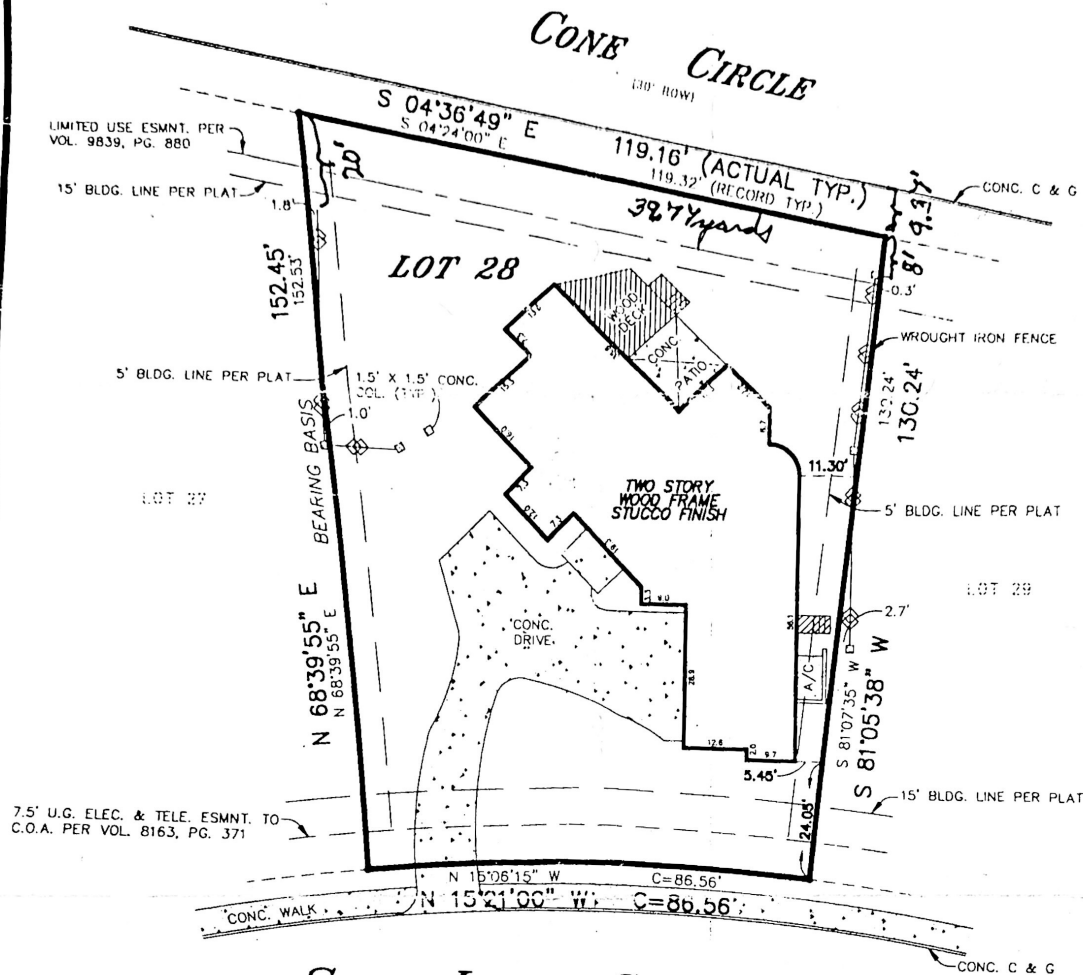
Signature of Buyer

Date

Printed Name:

Printed Name:





SCOUT ISLAND CIRCLE NORTH

Sue Christina Hester La Craig Hester

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 6598, PG. 1046, VOL. 6882, PG. 2365, VOL. 6031, PG. 1589, VOL. 6289, PG. 1208, VOL. 6472, PG. 2266, VOL. 6472, PG. 2275, VOL. 6580, PG. 1979, VOL. 7230, PG. 194, DEED RECORDS, VOL. 9821, PG. 14, VOL. 9839, PG. 880, VOL. 11434, PG. 2, VOL. 11839, PG. 435, VOL. 11839, PG. 457, VOL. 11866, PG. 646, VOL. 11883, PG. 556, VOL. 12339, PG. 2049, VOL. 12593, PG. 735, VOL. 13048, PG. 184, REAL PROPERTY RECORDS AND VOL. 82, PG. 85, PLAT RECORDS.

PROPERTY SUBJECT TO ELEC. TRANS. & DISTR. LINE ESMNT. GRANTED TO THE C.O.A. RECORDED IN VOL. 680, PG. 24, DEED RECORDS.

EASEMENTS RECORDED IN VOL. 6027, PG. 1557 AND VOL. 6882, PG. 2365, DEED RECORDS, DO NOT TRAVERSE THE PROPERTY.

PLAT OF SURVEY

Survey No. 98417

SCALE: 1" = 30'

CF 98027165

Said lot is/is not in a special flood hazard area as identified by the Federal Emergency Management Agency on

Community Panel No. 48453C 0200E & PER PLAT

Dated: JUNE 16, 1993 (ZONE X)

LOT NO. 28 BLOCK NO. -

ADDITION OR SUBDIVISION THE COURTYARD, PHASE 3B, VOLUME 82, PAGE 85

STREET ADDRESS 5302 SCOUT ISLAND CIRCLE NORTH CITY AUSTIN COUNTY TRAVIS

SURVEY FOR ALAMO TITLE COMPANY REFERENCE HESTER

TO COMMONWEALTH LAND TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

12466 Los Indios Trail, Suite 101

Austin, Texas 78729

(512) 335-3944 * (512) 250-8685 (Fax)

A.E.W.

260/11

All corners are iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



Leslie Vasterling

Date: 03-18-98

unlock MLS

©2025 Unlock MLS® v 09 15-25

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT (Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

USE OF THIS FORM BY PERSONS WHO ARE NOT PARTICIPANTS OF UNLOCK MLS IS NOT AUTHORIZED

Date: 4/28/26 GF No. _____
Declarant: Jeanne P. May
Description of Property: 5302 N Scout Island Cir Austin, TX 78731
County: Travis, Texas
Date of Survey: 6/16/93

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

Form T-47.1

Effective November 1, 2024
Unlock MLS-457

Clear Sail Realty, 11801 Domain Blvd 3rd floor Austin TX 78758
Charles Pitkin

Phone: 5124844518
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Fax

Listing Agreement

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.
6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Seamus May</u> My date of birth is <u>5/26/43</u> and my address is <u>545 Main St.</u> <u>Smithville, TX 78957</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Bastrop</u> County, State of <u>Texas</u>, on the <u>28</u> day of <u>April</u>, <u>2020</u> Signed: _____ <u>Seamus May</u> <u>Declarant</u>	My name is _____ My date of birth is _____ and my address is _____ I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____ Signed: _____ _____ Declarant
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