

10400 LA COSTA DRIVE, AUSTIN, TEXAS 78747
SELLER LETTER TO BUYERS

Thank you for taking the time to visit this home. Onion Creek is a special place, and I hope you feel that as you explore both the neighborhood and this property.

One of the first things people fall in love with here is the sense of community. Deer wander through the lawns and rest under the trees, and you'll often spot them throughout the neighborhood and along the golf course. The course itself is a designated bird sanctuary, so mornings and evenings bring a peaceful soundtrack of birdsong and wildlife. It's a golf-cart-friendly community, too—neighbors wave as they pass by, and it's easy to hop over to friends' homes or enjoy a sunset ride.

Holidays are a highlight in Onion Creek. Halloween brings out families, creativity, and laughter, and the winter season transforms the neighborhood with festive lights and decorations. It's the kind of place where people linger outside, chat with neighbors, and truly enjoy being part of something welcoming.

As for the home itself, 10400 La Costa sits proudly on a corner lot—ideal for entertaining and offering a sense of space and privacy. Inside, you'll find a beautiful fireplace that anchors the living area, a custom wet bar perfect for gatherings, and a double oven ready for holiday meals or weekend baking. There's plenty of extra parking for guests, and the expansive patio makes outdoor living effortless.

Pet owners will appreciate the separate dog run, complete with direct access from the master bedroom's storm door—an easy, thoughtful feature that makes daily routines smoother.

For those who work from home, the executive paneled office is a standout. It's wired with Cat 6 for fast, reliable connectivity and designed to feel both professional and comfortable.

This home has been a place of joy, connection, and ease. I hope you feel that energy as you walk through, and that you can imagine the memories you'll create here.

Welcome to Onion Creek. Welcome to La Costa.

ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 10400 La Costa Drive, Austin, Texas 78747

The following is a list of improvements completed by the Seller:

Network wiring (Cat 6 LAN) 8/2023 from Google Fiber hub in office to outlets in MBR, LR, Upstairs Bedrooms - 2023

New Storm Door - LARSON 25 Pet Fullview 36-in x 81-in White Aluminum Reversible Hinge Storm Door with Self-storing Screen (White Handle Included) - 2023

Kitchen upgrades 6/2023:

allen + roth Deforest Collection Drop-in or undermount 33-in x 22-in Granite Single bowl Kitchen Sink

Delta Ophelia Touch2O SpotShield Stainless Steel Single Handle Deck-mount Touch-on Pull-down Kitchen Faucet with Sprayer

Silestone Stellar Snow Quartz Countertops - Kitchen and Bar 4/2023 - 5 year warranty (Lowes)

Custom designed tile backsplash - Kitchen and Bar 6/2023

Expansive Aggregate Covered Patio with lighting and extra parking spot 4/2023

7x8 Greenhouse <http://YardistryStructures.com> 4/2023

Upstairs Carpet Replacement: Pergo Laminate flooring Portfolio + WetProtect Brentwood Pine 6/2023

Downstairs Carpet Replacement: QuickStep Studio + Spill Repel Restoration Oak 12-mm T x 7-in W x 48-in L Waterproof Laminate Wood Flooring 6/2023

Stair Carpet Replacement: Style Selections Docile Domain Slate Brown 16-oz sq yard Solution-dyed polyester Pattern Indoor Carpet 6/2023

Grading remediation/catch basin, gravel beds 4/2023

Modified irrigation to include foundation drip 4/2023

Fence Replacement (back) 2022

Fence Replacement and expansion (sides) 2023

Dog Run + Metal Fence 2023

8x12 shed 2018

New outdoor paint 9/2023

New indoor paint and popcorn removal 1/2026

Heather Masters

2026-01-26

Seller

Date

Buyer

Date

Blake Masters

2026-01-26

Seller

Date

Buyer

Date





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 10400 La Costa Drive, Austin, Texas 78747

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? _____ (approximate date) 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: <input type="checkbox"/> sump <input type="checkbox"/> 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	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> 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	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 2
Other Heat	✓			if yes describe: Gas Fireplace - bedroom
Oven	✓			number of ovens: 2 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input checked="" type="checkbox"/> other: Gas starter
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 2
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels		✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓		<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener		✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		✓	if yes, describe:
Underground Lawn Sprinkler	✓		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Front, Back, Side Yards
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: Shingle Age: 9 (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	Item	Y	N	Item	Y	N
Basement		✓	Floors		✓	Sidewalks		✓
Ceilings		✓	Foundation / Slab(s)		✓	Walls / Fences		✓
Doors		✓	Interior Walls		✓	Windows		✓
Driveways		✓	Lighting Fixtures		✓	Other Structural Components		✓
Electrical Systems		✓	Plumbing Systems		✓			
Exterior Walls		✓	Roof		✓			

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

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	Condition	Y	N
Aluminum Wiring		✓	Radon Gas		✓
Asbestos Components		✓	Settling		✓
Diseased Trees: oak wilt		✓	Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓



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		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

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*		✓

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

*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 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: Onion Creek HOA (OCHOA)

Manager's Name: office@onioncreekhoa.com Phone: (512) 280-8110

Fees or assessments are: \$ 110 per Quarter 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
- 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):

(Q2) Onion Creek HOA

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
12-16-2022	Foundation	The Foundation Guru	5

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



ECAD Energy Audit Results

For Residence: 10400 LA COSTA DR AUSTIN, TX, 78747

Audit Date: 8/10/2017

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 Energy Savings 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 <https://savings.austinenergy.com/residential/offers/home-improvements/home-energy-savings> or by calling 512-482-5346 or scanning the QR code to the right.



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	YES	\$120.00
D. Heating and Cooling System Efficiency (HVAC)	YES	\$270.00
Total Annual Savings*:		\$390.00

HOME IMPROVEMENT RECOMMENDATIONS:

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

● Jason French of French Ventures LLC ●

- A. No windows or shading recommendations.
- B. No Attic insulation recommendations.
- C. Sealing or replacing the air conditioning duct-work can reduce your electric bill and make your home more comfortable. The duct system must be properly sized and in good condition or the heating and cooling system will run longer and cool less efficiently.
- D. Consider replacing your HVAC system with an energy efficient model. Show the audit results to an HVAC professional, who will ensure that your heating and cooling system is right-sized and operating efficiently.

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. Weather, equipment installation and electric usage will all affect 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.*



SINGLE FAMILY

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: 90.0

Austin Energy Electric Meter Number: 7338363

Tax Assessor's Property ID: 350219

Requestor Name: BOB JOHNSON

Year Built: 1981

Service Address: 10400 LA COSTA DR AUSTIN, TX, 78747

Estimated Square Footage: 2256

AUDITOR

Auditor: Jason French

Phone Number: (512) 563-3913

Company Name: French Ventures LLC

Property Audit Date: 8/10/2017

WINDOWS & SHADING

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

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

ATTIC INSULATION

Attic Insulation Type: LF-Fiberglass & Insulsafe

Average R-Value: 22

Open Chases(s): No chases in residence.

HEATING & COOLING AIR DUCT SYSTEM

SYSTEM # 1

Condenser Manufacturing Date 2013

HVAC Duct Air Leakage 520.00

Estimated EER 11.5

% Leakage 33

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Duct Board;Mylar Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

SYSTEM # 2

Condenser Manufacturing Date 1998

HVAC Duct Air Leakage 179.00

Estimated EER 9.0

% Leakage 30

Furnace/AH Manufacturing Date 1990-2005

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? No

Plumbing penetrations: sealed? Plumbing penetrations are sealed

ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): Standard

Fuel Type: Natural Gas

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

PROPERTY IDENTIFICATION

County	Travis	Property ID	350219	Property Type	Single Family	Building Count	1
Meter Number	7338363			Gas Type	Austin I/S Res		
Service Address	10400 LA COSTA DR AUSTIN, TX, 78747						
					Occupied By	Owner	
Year Built	1981	Foundation	Slab	Est. Sq Footage	2256	Avg. Duct Leakage (%)	32
Levels	2	Bedrooms	3	Baths	2.5	Fireplaces	1
Average Attic R-Value	22		Average Wall Height	9			

WINDOWS AND SHADING

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

APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)	'92 or older		'93 or newer				
Refrigerators	0		0	Pool and / or Jacuzzi Pumps	0		
Freezers	0		0	Speed	None		
Clothes Washer	0		0	Pool Pump Timers	0		
Clothes Dryers	Vented Gas	0	0	Water Heaters	1		
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	All Sinks/showers			

ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Shingle	Roof Color	Medium	Total Attic R Value	22
Attic Insulation	Insulation Type		LF-Fiberglass & Insulsafe		Secondary Insulation Type	None	
	Square Feet		1704	Inches Deep	10.0	R Value	22
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						
Yes	Radiant Barrier	Radiant Barrier Type		Foil-Backed Deck	Chases	None	
	Plumbing Penetrations Sealed		Yes	Furnace & WH Closet Appropriately Sealed			Yes
	# Exterior Doors	4	# Doors Weather-stripped	4	Whole House Fan	None	
	# Conditioned Stair Boxes/Hatches	2	# Insulated	0	# Weather-stripped	0	

HEATING AND COOLING

Unit # 1	Zone Description	1st Floor	Duct System	Duct Board;Mylar Flex
	Estimated Square Footage (Zone)	1704	Duct Locations	Attic;Furrdowns
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	Other Programmable	R-Value	R-6
	Condenser Mfg Year	2013	Return Air Sq In	350.0
	Estimated EER	11.5	Return Plenum Properly Sealed	No
	Estimated Condenser BTUs	[4.0] 48,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	4.0	Target CFM	1600
	Tonnage from Est Sq Ft	3	Estimated CFM	700.00
	Sqft Per Ton	426.0	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	520.00
	Fuel Type	Gas	% Leakage	33
	Furnace/Air Handler Location	Inside House - Closet	Supply Air Reading	59.0
	Air Handler Type	Up Flow	Return Air Reading	79.0
	Furnance Mfg Date	2006+	Delta T	20.0
	Estimated Furnance BTUs	[4.0] 70K	AFUE	[Electric Start] 80%
Unit # 2	Zone Description	2nd Floor	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	552	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	Other Programmable	R-Value	R-6
	Condenser Mfg Year	1998	Return Air Sq In	700.0
	Estimated EER	9.0	Return Plenum Properly Sealed	No
	Estimated Condenser BTUs	[1.5] 18,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	1.5	Target CFM	600
	Tonnage from Est Sq Ft	2	Estimated CFM	1400.00
	Sqft Per Ton	368.0	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	179.00
	Fuel Type	Gas	% Leakage	30
	Furnace/Air Handler Location	Inside House - Closet	Supply Air Reading	60.0
	Air Handler Type	Other	Return Air Reading	78.0
	Furnance Mfg Date	1990-2005	Delta T	18.0
	Estimated Furnance BTUs	[1.5] 40K - 45K	AFUE	[Electric Start] 80%

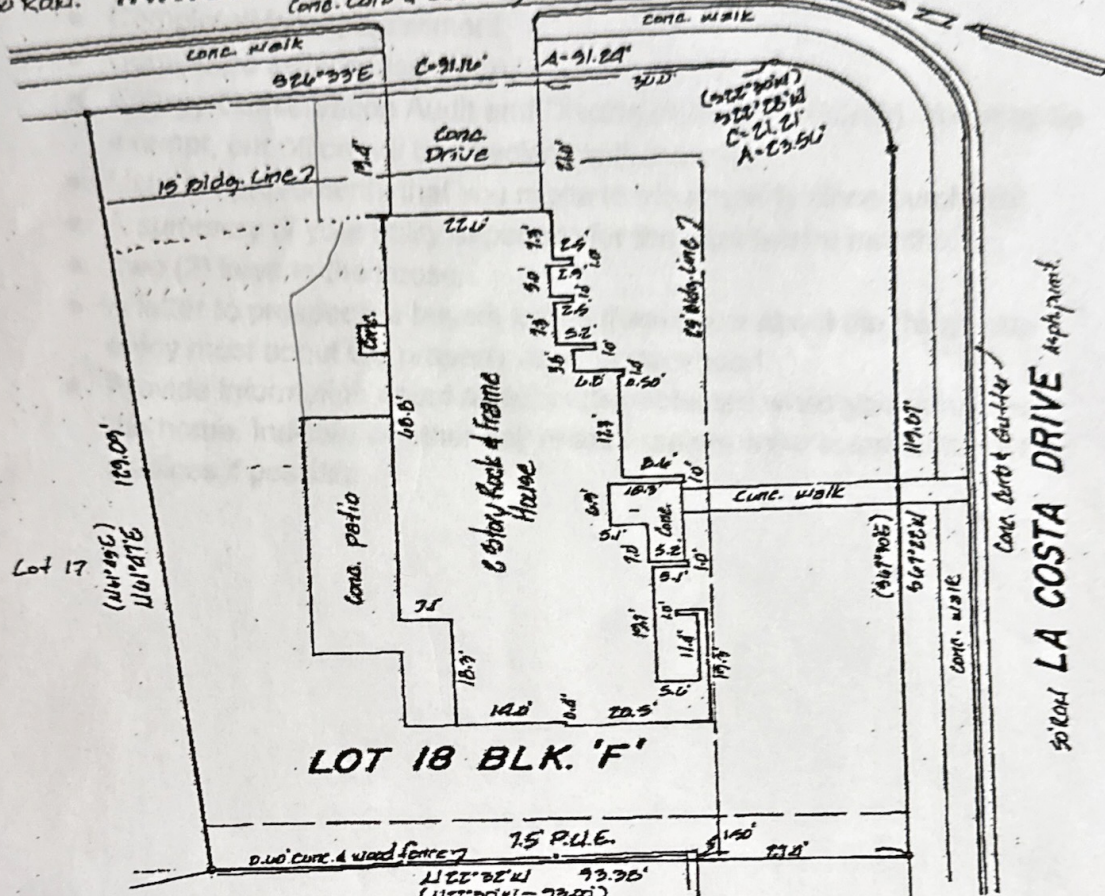
NOTES & INSTRUCTIONS

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 10400 La Costa Drive in the City of Austin, Texas being described as follows:

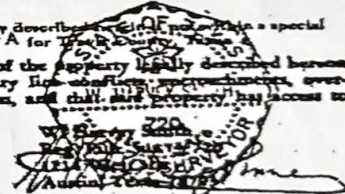
Lot No. 18 Block No. F
 of Onion Creek Section 3 an addition to the City of Austin
 Texas, according to the final plat thereof recorded in Vol. 75 at page 381 of the Plat
 Map Records of Travis County, Texas. Ref. Robert W. Johnson

50' R.O.W. **INNISBROOK DRIVE** *Asph. Paved*
 (Cont. Curb & Gutter)



Robert Johnson 7/18/01 *Paula A. Johnson* 7/18/01

To the Lien Holders and/or the owners of the premises surveyed: I hereby certify that the property described herein is not within a special flood hazard area as identified by the National Flood Insurance Program on Map No. H-15-A for Travis County, Texas.
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line encroachments, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon, and that the survey has access to and from a dedicated roadway, except as shown hereon.



Date Mar. 8, 1982 Invoice No. 34520 Work Order No. 30860 Scale 1"=20'

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

Date: January 2, 2026 GF No. _____
Declarant: Heather and Blake Masters
Description of Property: LOT 18 BLK F ONION CREEK SEC 3
County Travis, Texas
Date of Survey: 3/8/1982

"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:

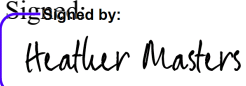

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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):

extension of aggregate concrete patio in backyard and extension of concrete driveway

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.

<p>My name is <u>Heather Masters</u> . My date of birth is _____ . and my address is <u>10400 La Costa Dr, Austin, TX 78747</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u> , on the <u>6</u> day of <u>January</u> , 2026 .</p> <p>Signed by:  _____ <small>D5A7C33966C0497...</small> Declarant</p>	<p>My name is <u>Blake Masters</u> . My date of birth is _____ . and my address is <u>10400 La Costa Dr, Austin, TX 78747</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u> , on the <u>7</u> day of <u>January</u> , 2026 .</p> <p>Signed by:  _____ <small>C6CCE5F8AFE74F1...</small> Declarant</p>
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10400 LA COSTA DRIVE, AUSTIN, TEXAS 78747

Utility Usage Averages

Electricity \$267.68

Water - Summer months \$200, winter months <\$100



10400 La Costa Drive · Austin, TX 78747

ASSUMABLE 2.85% MORTGAGE

Significantly lower monthly payment compared to today's rates

This home offers a rare financial advantage: an **assumable 2.85% mortgage** with an approximate remaining balance of **\$260,000** (buyer qualification required).

The below market interest rate delivers meaningful monthly savings and long term affordability versus current market financing.

Financing	Rate	Payment Impact
Assumable Loan	2.85%	Much Lower
New Market Loan	~6.5%	Much Higher

- Large corner lot across from Onion Creek Golf Course
- Extra driveway for golf cart or additional vehicles
- Golf course lifestyle without backing to the fairway
- Strong payment advantage versus comparable homes



Amelia Gómez, REALTOR® | Berbas Group | Bramlett Partners
P 512.843.3572 • Amelia@berbasgroup.com



11400 LA COSTA DRIVE, AUSTIN, TX 78747

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



CLEANERS



TEXACO

GAS



MEDICAL



COFFEE



GYM



0.4 MILES

0.4 MILES

0.5 MILES

0.6 MILES

0.6 MILES



ATM



GROCERIES



PHARMACY



MOVIE THEATER

1.4 MILES

1.4 MILES

1.3 MILES

1.3 MILES



11400 LA COSTA DRIVE, AUSTIN, TX 78747





OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE ONION CREEK CLUB	0.5 MILES
	PARK THE GROVE	1.5 MILES
	DOG PARK ONION CREEK SOCCER COMPLEX	3.5 MILES
	HIKING SLAUGHTER CREEK TRAIL	8.2 MILES





11400 LA COSTA DRIVE, AUSTIN, TX 78747

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **57** moderately priced restaurants and has an **average** variety of cuisines.

62



WITHIN 5 MILES

\$

42

\$\$

15

\$\$\$

0

\$\$\$\$

0

GOOD EATS BY CATEGORY

FAST FOOD	17
MEXICAN	13
AMERICAN	9
ASIAN	8
PIZZA	3
BARBECUE	3
SEAFOOD	2
THAI	1
CAFES, COFFEE AND TEA	1
OTHER	5



11400 LA COSTA DRIVE, AUSTIN, TX 78747

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **5** private schools and **14** charter schools within **5** miles.

PK-6	BLAZIER ELEMENTARY SCHOOL ASSIGNED	8 RATING
6-8	PAREDES MIDDLE SCHOOL ASSIGNED	3 RATING
9-12	AKINS HIGH SCHOOL ASSIGNED	6 RATING

