429 SPANISH OAK

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633

FREDERICKSBURG REALTY

FREDERICKSBURG **REALTY**
TEXAS RANCH **REALTY**

429 Spanish Oak Trl | Harper Texas 78631 | Kimble County
5+/- Acres
$398,000

Agent
Krista Bennett

Property Highlights

- 5± acres located in the **quiet Kimble Oaks Subdivision**
- 1,768± sq. ft. home, built 2015
- **Move-in ready** with several updates: paint, flooring, lighting & ceiling fans
- 4 bedrooms, 2 baths with split floor plan
- **Open-concept** kitchen & living area
- Primary suite with **walk-in closet & ensuite bath** featuring dual vanities
- Full perimeter fence with **electric gate**
- **Front deck** for entertaining & wildlife viewing
- **Tuff shed with AC uni**t & small metal storage container
- Rustic chicken coop
- Abundant wildlife & exceptional night skies (see the Milky Way)
- Convenient location:
    - 6 min to Hwy 290
    - 8 mi to Harper
    - 15 mi to I-10
    - 28 mi to Kerrville
    - 31 mi to Fredericksburg

Property Taxes:
$2,309.91 exempt **|** $3,515.08 w/o
$200 HOA Yearly

Welcome to Spanish Oak Trail!

Step into comfort and Hill Country charm with this move-in ready 4 bedroom, 2 bath home on 5± acres located in the quiet Kimble Oaks subdivision. Built in 2015 and offering 1,768± sq. ft., the home features a split floor plan with an open-concept layout and several recent updates, including fresh paint, new flooring, updated kitchen lighting, and ceiling fans in multiple rooms.

The spacious primary suite includes a walk-in closet and an ensuite bath with dual vanities and a walk-in shower. Outside, the property is fully fenced with an electric gate and features a front deck ideal for relaxing or entertaining. Additional improvements include a Tuff shed with AC, a small metal storage container, and a rustic chicken coop ready for farm-fresh eggs. This versatile property offers a desirable lifestyle, perfect for raising 4H projects, gardening, or observing local wildlife. By night, enjoy breathtaking views of the Milky Way in all its glory.

Located just 6 minutes from Highway 290, this property offers privacy without sacrificing convenience—only 8 miles to Harper, 15 miles to I-10, 28 miles to Kerrville, and 31 miles to Fredericksburg. With its serene setting and versatile improvements, this property is a rare opportunity to enjoy the Hill Country lifestyle.

MLS #: R98750A (Active) List Price: $398,000 (86 Hits) **429 -- Spanish Oak Trail Harper, TX 78631**

New Construction: No
Bedrooms: 4
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,768
Apx Total SqFt: 1,768
Price Per SQFT: $225.11
Source SqFt: GCAD
Appx Year Built: 2015
Type & Style: Manufactured Home 1977+
Current B&B: No
 # Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: None

Unit #:
Original List Price: $419,000
Area: County-Southeast
Subdivision: Kimble Oaks Ranch
County: Kimble
School District: Harper
Distance From City Limits: 6-9 miles
Property Size Range: 1-5 Acres
Apx Acreage: 5.0000
Seller's Est Tax: 2309.90
Showing Instructions: Appointment Only, Call Listing Agent
Days on Market 83

Tax Exemptions: Homestead **Taxes w/o Exemptions:** $3,515.08 **Tax Info Source:** CAD **CAD Property ID #:** 16871 **Zoning:** None
Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 000 **Manufactured Homes Allowed:** Yes
HOA: Yes **HOA Fees:** 200.00 **HOA Fees Pd:** Yearly **HO Warranty:**
Road Maintenance Agreement: Yes **Rental Property:** **Rental $:** **Items Not In Sale:**
Guest House: No **# of Guest Houses:** **Total Guest House SqFt:** 0
Guest House # Bedrooms: **Guest House # Baths:** **Guest House # Half Baths:**

Construction: Vinyl Siding
Foundation: Pillar/Post/Pier
Roof: Composition
Flooring: Carpet, Vinyl
Utilities: PEC Electric
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: None
Appliances: Dishwasher, Range

City/Rural: Outside City(w/Acrg)
Site Features: Deck/Patio
Interior Features: Ceiling Fan(s), Walk-in Closet(s)
Topography: Level, Views, Wooded
Surface Water: None
Access: County Road
Location Description: Gravel Drive
Documents on File: Deed Restrictions, Plat, Topographical Map
Misc Search: Horses Permitted

Trms/Fin: **Trms/Fin:** Cash, Conventional, FHA, VA Loan **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Hill Country Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From Harper, head W on Hwy 290, in 4.5 mi. take right onto RM-479. Continue for 2.8 mi. turn left onto Kimble Oaks Dr. In 0.4 mi., turn right onto Spanish Oak Trail. House will be on the left.

Owner: Louis M Perez, Samantha W Perez **Occupancy:** Vacant

Legal Description: S3395 KIMBLE OAKS RANCH LOT 26

Instructions: Call LA for instructions

Public Remarks: Step into comfort and Hill Country charm with this move-in ready 4 bedroom, 2 bath home on 5± acres located in the quiet Kimble Oaks subdivision. Built in 2015 and offering 1,768± sq. ft., the home features a split floor plan with an open-concept layout and several recent updates, including fresh paint, new flooring, updated kitchen lighting, and ceiling fans in multiple rooms. The spacious primary suite includes a walk-in closet and an ensuite bath with dual vanities and a walk-in shower. Outside, the property is fully fenced with an electric gate and features a front deck ideal for relaxing or entertaining. Additional improvements include a Tuff shed with AC, a small metal storage container, and a rustic chicken coop ready for farm-fresh eggs. This versatile property offers a desirable lifestyle, perfect for raising 4H projects, gardening, or observing local wildlife. By night, enjoy breathtaking views of the Milky Way in all its glory. Located just 6 minutes from Highway 290, this property offers privacy without sacrificing convenience—only 8 miles to Harper, 15 miles to I-10, 28 miles to Kerrville, and 31 miles to Fredericksburg. With its serene setting and versatile improvements, this property is a rare opportunity to enjoy the Hill Country lifestyle.

Agent Remarks:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

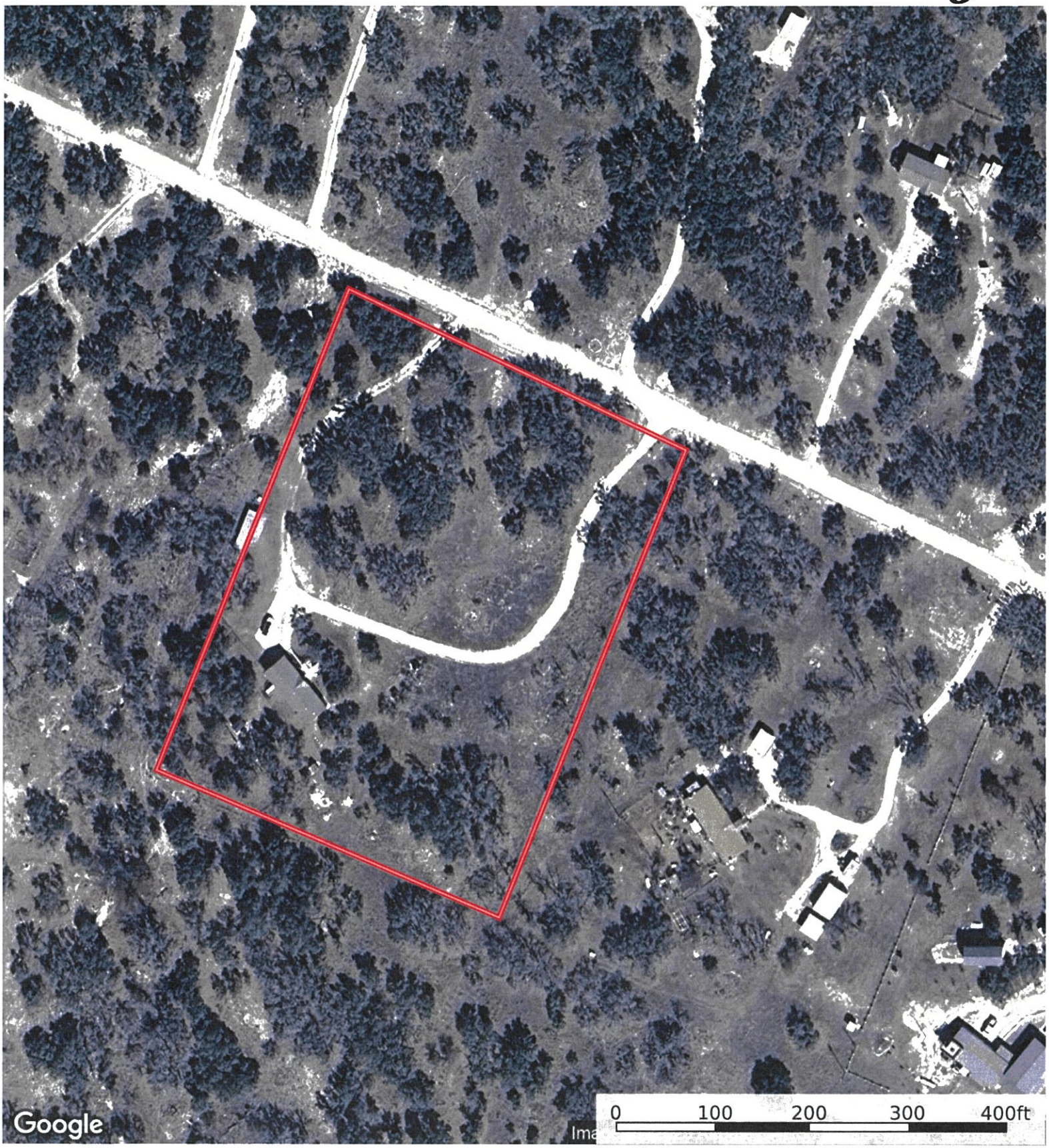
Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007

429 Spanish Oak Trl
Kimble County, Texas, AC +/-

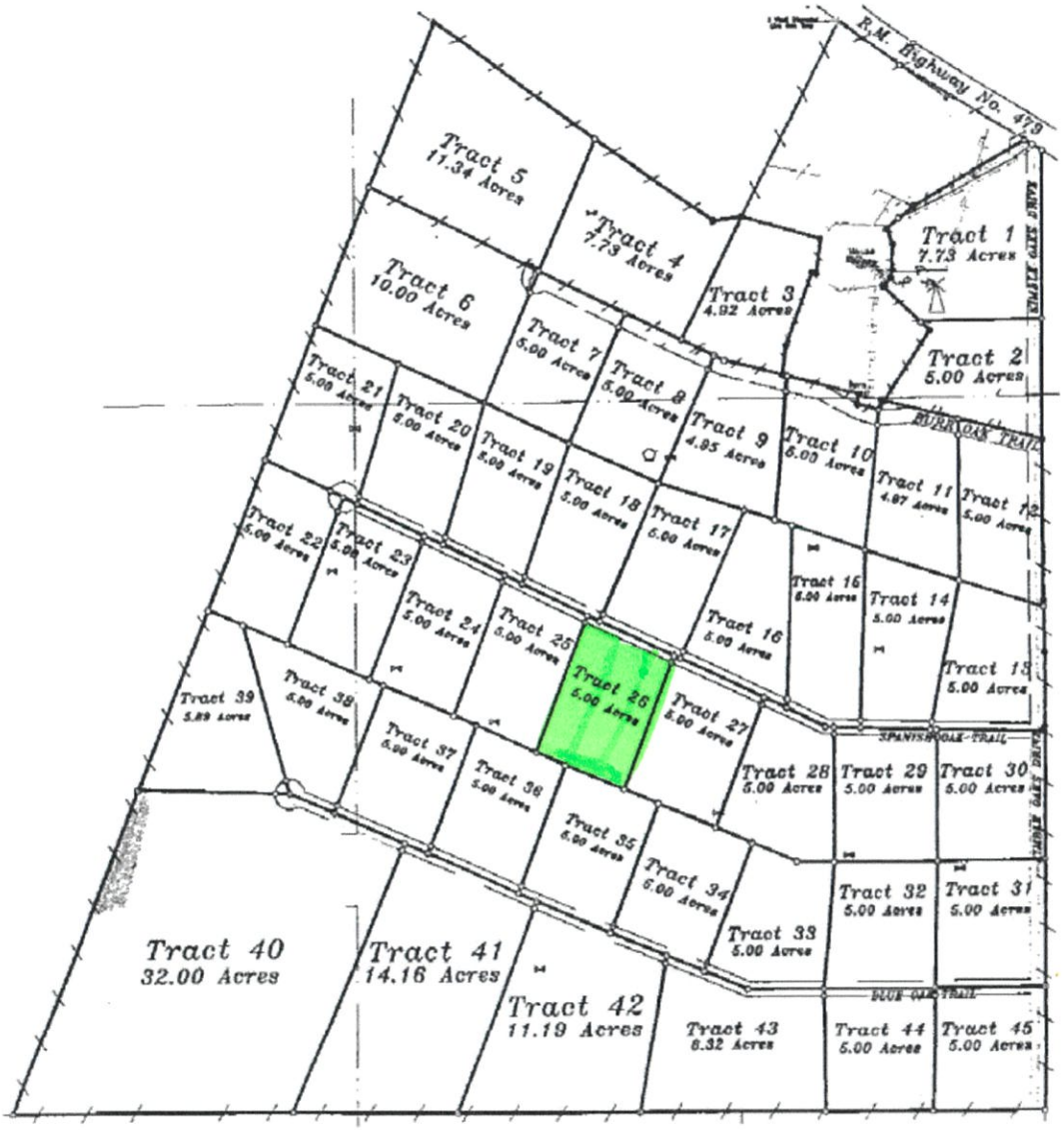


Boundary

Justin Cop
P 830-997-6531 www.fredericksburgrealty.com 257 West Main St

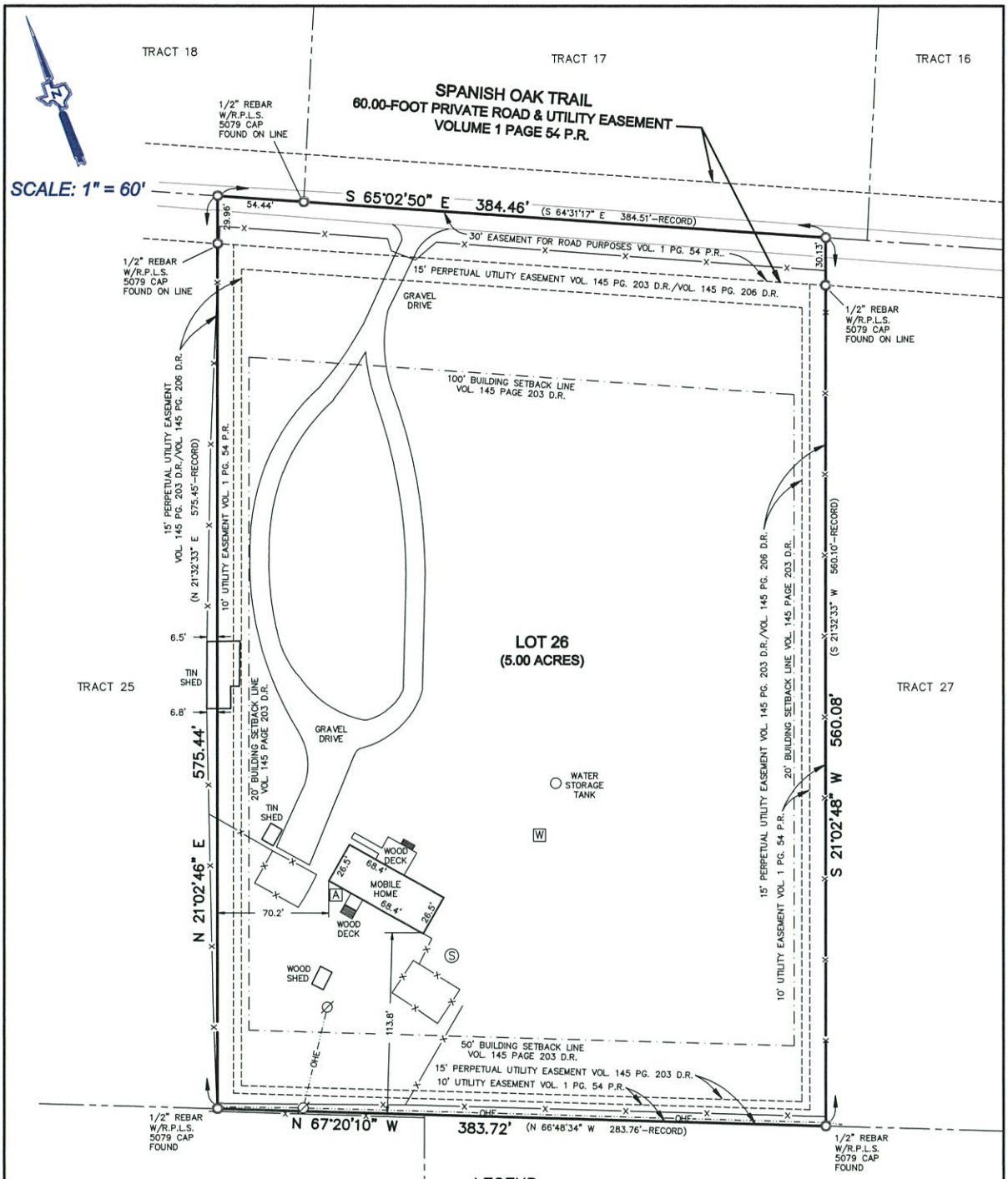
KIMBLE OAKS SUBDIVISION

Actual street addresses below the plat



TRACT	STREET ADDRESS
1	188 Kimble Oaks Drive
2	268 Kimble Oaks Drive
3	352 Burr Oak Trail
4	426 Burr Oak Trail
5	500 Burr Oak Trail
6	501 Burr Oak Trail
7	463 Burr Oak Trail
8	379 Burr Oak Trail
9	343 Burr Oak Trail
10	259 Burr Oak Trail
11	193 Burr Oak Trail
12	131 Burr Oak Trail
13	138 Spanish Oak Trail
14	222 Spanish Oak Trail
15	260 Spanish Oak Trail
16	350 Spanish Oak Trail
17	420 Spanish Oak Trail
18	492 Spanish Oak Trail
19	570 Spanish Oak Trail
20	660 Spanish Oak Trail
21	728 Spanish Oak Trail
22	709 Spanish Oak Trail
23	667 Spanish Oak Trail
24	581 Spanish Oak Trail
25	497 Spanish Oak Trail
26	429 Spanish Oak Trail
27	353 Spanish Oak Trail
28	273 Spanish Oak Trail
29	203 Spanish Oak Trail
30	590 Kimble Oaks Drive
31	146 Blue Oak Trail
32	230 Blue Oak Trail
33	326 Blue Oak Trail
34, 35	392 Blue Oak Trail
36	552 Blue Oak Trail
37	638 Blue Oak Trail
38	674 Blue Oak Trail
39	706 Blue Oak Trail
40	657 Blue Oak Trail
41	553 Blue Oak Trail
42	419 Blue Oak Trail
43	327 Blue Oak Trail
44	229 Blue Oak Trail
45	145 Blue Oak Trail

Docusign Envelope ID: 2A77B7B9-2510-416B-A8F3-4A333264BFD2



ADDRESS:
429 SPANISH OAK TRAIL

REFERENCES:
VOLUME 1 PAGE 54 P.R.
VOLUME 145 PAGE 203 D.R.
VOLUME 161 PAGE 136 D.R.
VOLUME 78 PAGE 649 D.R.
VOLUME 84 PAGE 599 D.R.
VOLUME 128 PAGE 333 D.R.
VOLUME 145 PAGE 206 D.R.
VOLUME 155 PAGE 213 D.R.

LEGEND

- Ø UTILITY POLE
- W WELL
- A A/C PAD
- S SEPTIC LIDS
- —X— WIRE FENCE
- -OHE- OVERHEAD ELECTRIC

STATE OF TEXAS REGISTERED DAVID M. KLEIN 5528 PROFESSIONAL LAND SURVEYOR

PLAT SHOWING: TRACT NO. 26, KIMBLE OAKS RANCH, A SUBDIVISION SITUATED IN KIMBLE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGES 54–55, PLAT RECORDS OF KIMBLE COUNTY, TEXAS.

MDS LAND SURVEYING COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600
7299 SIDNEY BAKER - KERRVILLE, TX 78028 - 830-896-1818

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
2. FIELD SURVEY COMPLETED 03–18–2019.
3. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

STATE OF TEXAS)
COUNTY OF KENDALL)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DAVID M. KLEIN
REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 5528
TEXAS REGISTRATION NO.

DATE: 03–19–19 JOB NO. 19–032–00

Docusign Envelope ID: 2A77B7B9-2510-416B-A8F3-4A333264BFD2

WIEDENFELD WATER & WASTEWATER CONSULTING
P.O. BOX 418 (133 CP RIVER ROAD-E) CENTER POINT, TX 78010
830-634-2321 MOBILE 739-5050 E-MAIL: WWWINC@HCTC.NET

SITE EVALUATION
FOR THE INSTALLATION OF AN ON-SITE SEWAGE FACILITY

OWNER: Charles Wakely

PROPERTY DESCRIPTION:

Location: 429 Spanish Oak Tr, Junction, TX (Kimble Oaks Ranch, Lot 26) – Kimble County

Acreage: 5.0 ac. Topography Edwards Plateau with thin soil on tops & severe rock on slopes, being, 8-12%, west to east.

Soils are sufficient between rock to provide for suitable grass cover.

Soils analysis: PROFILE 1

Depth (inches)	Textural Analysis TCEQ Class #	Structural Textural description	Color	Gravel
0-9	4	clay	black	n/a
9 -24"	3	sandy clay	white	35%

24" extent of profile – impenetrable rock

PROFILE 2

Depth (inches)	Textural Analysis TCEQ Class #	structural Textural description	Color	Gravel
0-12	4	clay	black	n/a
12 -24"	3	sandy clay	white	40%

24" extent of profile - impenetrable

SITE LIMITATIONS & DESIGN CONSIDERATIONS

1. Soil class (4) 2. Suitable soil depth (<24") 3. Floodplain (Zone X) 4. Property size 5.0 ac, boundary separations to south critical 5. Good Grass cover 6. Water Supply by owner well 7. Surface waters none, storm drainage good. 8. Slope <2% in spray area 9. Separation distances to well critical 10. Other: Sketch of site attached

EVALUATOR RECOMMENDATION : proprietary treatment w/ surface application

Signature of Site Evaluator: RCWiedenfeld Date: 4/24/15

RC Wiedenfeld, OSI 00011814

Docusign Envelope ID: 2A77B7B9-2510-416B-A8F3-4A333264BFD2

OSSF DESIGN & SPECIFICATIONS

Aerobic Treatment (Solar Aire SN II-500) w/spray disposal

Owner: Charles Wakely Kimble Co. Application Number:
Location: 429 Spanish Oak Trail; Junction, TX
Soil Application Rate (Ri): 0.086 gal./sq. ft./ day Soil Class: _n/a_
Wasteload: 300 gal./day From: 1) 4BR, <2500 sq. ft. new home
Treatment type: (X) proprietary – Solar Air SAII-500 gpd unit or equivalent treatment system approved by TX Commission for Environmental Quality and NSF International per NSF Standard 40 (1999); and to include a pretreatment tank. Treatment unit is cast concrete, capable of properly treating up to 500 gallons/day and installed to manufacturer's specifications, to include approved appurtenances and components required for proper operation & surface disposal of the treated effluent (see attached Drawing #1). Includes pretreatment tank of 365 gallons, 1st compart.

Pump Tank: 750 gallons-1 compart., approx. 14.5 gal/inch - 53" effective capacity, cast-concrete, fitted with sealed plastic riser lid, secured with screws, being at ground level for ease of servicing. All tanks set level atop & backfilled w/pea gravel or finer material; no clay or any of the excavated materials.

Pump Specifications: Submersible turbine effluent pump (Hydromatic HE20-51 or equiv.) installed & capable of providing 4 -5 gal/min @ 30 psi (pressure) at each sprinkler head & installed to manufacture's specifications. Total head = 40 psi or 70 ft. ; total flow = approx. 20 gal/min to operate chlorination.

Pump controls: (Use units approved with accompanying treatment unit) **Midnight single** dosing desired, with pump floats set to deliver 300 gal. dosing; see pump-tank attached drawing #2. Electric wiring & installation to meet National Electric Code (1999); Control box, alarm, & breaker box located within view of pump tank. Pump & alarm, each on individual electric circuit; wiring through watertight gray PVC conduit and connections also watertight and outside tanks.

Alarm: audial and visual (use units approved with the accompanying treatment unit); floats set 4" above pump-on level. Reserve capacity in tank to exceed 1/3 daily wasteload (100 gallons).

Disinfection by aspirated liquid 4% hypochlorite, solution held in /PVC tube having a threaded cap that is flush with grade (or better) injected in pump tank.

Disposal type: Surface application =. Q/Ri (300/.086) = 3,488sq. ft. (min. r'qmnt.)
(two sprayheads proposed) 2 full circle - 50 ft. diameter = 1,962 each x 2 = 3,925 sf total
Piping to drainfield: 1" sch 40 Purple PVC pipe

Additional Conditions: see site drawing attached

Graywater included in this OSSF plan; to include effluent from water softener (only DIR type). Softener backwash to bypass treatment unit & plumbed directly into pump-tank.

Place 360 degree, 50 ft dia., low-angle sprinkler heads (K-Rain) such that sprayed effluent maintains separation distances per 30 TAC,Chapter 285, Table X; particularly 20 ft. separation from property lines, and 10 ft. to water lines. Keep sprayheads at least 10 ft. from trees & obstructions.

Landscaping Plan: soils sufficient for good grass cover in spray area.

Owner to file an OSSF surface application affidavit with Kimble County Real Property Records
Installer II: WE Vlasek, OSII

Design submitted by: RCWiedenfeld Date: 4/24/15
RCWiedenfeld, RS #1027

To the best of my knowledge & from the information provided by Mr. Vlasek, this design criteria adheres with 30 TAC Chapter 285, On-Site Sewage Facilities, 2004 Dec. 2007

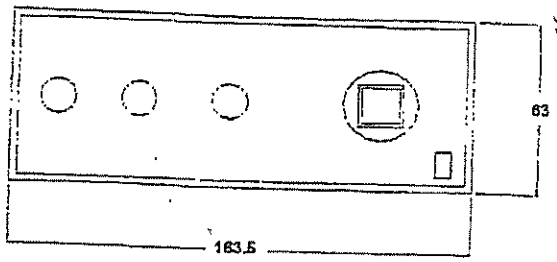
STATE OF TEXAS REGISTERED R. C. WIEDENFELD 1027 PROFESSIONAL SANITARIAN

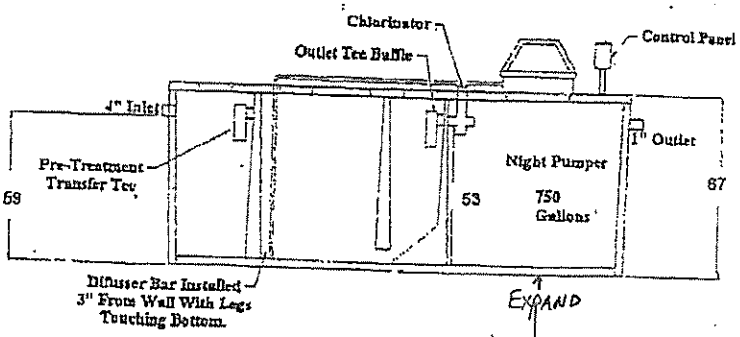
Docusign Envelope ID: 2A77B7B9-2510-416B-A8F3-4A333264BFD2

DRAWING # 1

National Wastewater Systems, Inc.
Solar Air

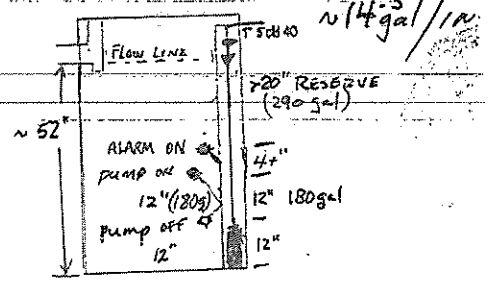
SA II N-500





500 GPD
FINAL ASSEMBLY

Solar Air SA II N-500 for 2 bedroom, 3 bedroom and 4 bedroom



Docusign Envelope ID: 2A77B7B9-2510-416B-A8F3-4A333264BFD2

Vlasek Pump Company
PO Box 326
Hunt TX 78024
830-238-4877

Invoice

Date	Invoice #
4/27/2015	125981

PAID 05/14/2015

Mailing Address	Job Site
Charles Wakeley **429 Spanish Oak Trail** **Harper, TX 78631**	WO2143 429 Spanish Oak Kimble Oaks Ranch Harper, Texas

Terms

Description	Qty.	Rate	Amount
Install Aerobic Septic System - Solar Air II N-500	1	8,700.00	8,700.00

ONE YEAR LIMITED WARRANTY FROM DATE OF INSTALLATION
On pumps & motor installed to be free from manufacturer defects in workmanship.
Labor to repair or replace products is NOT included in this warranty.

Subtotal	$8,700.00
Sales Tax (6.75%)	$0.00
Invoice Total	$8,700.00
Payments/Credits	-$8,700.00
Balance Due	**$0.00**

Thank you very much for your business! We look forward to working with you again in the future and if you have any questions, please call me.

Sincerely,
Vlasek Pump Co.

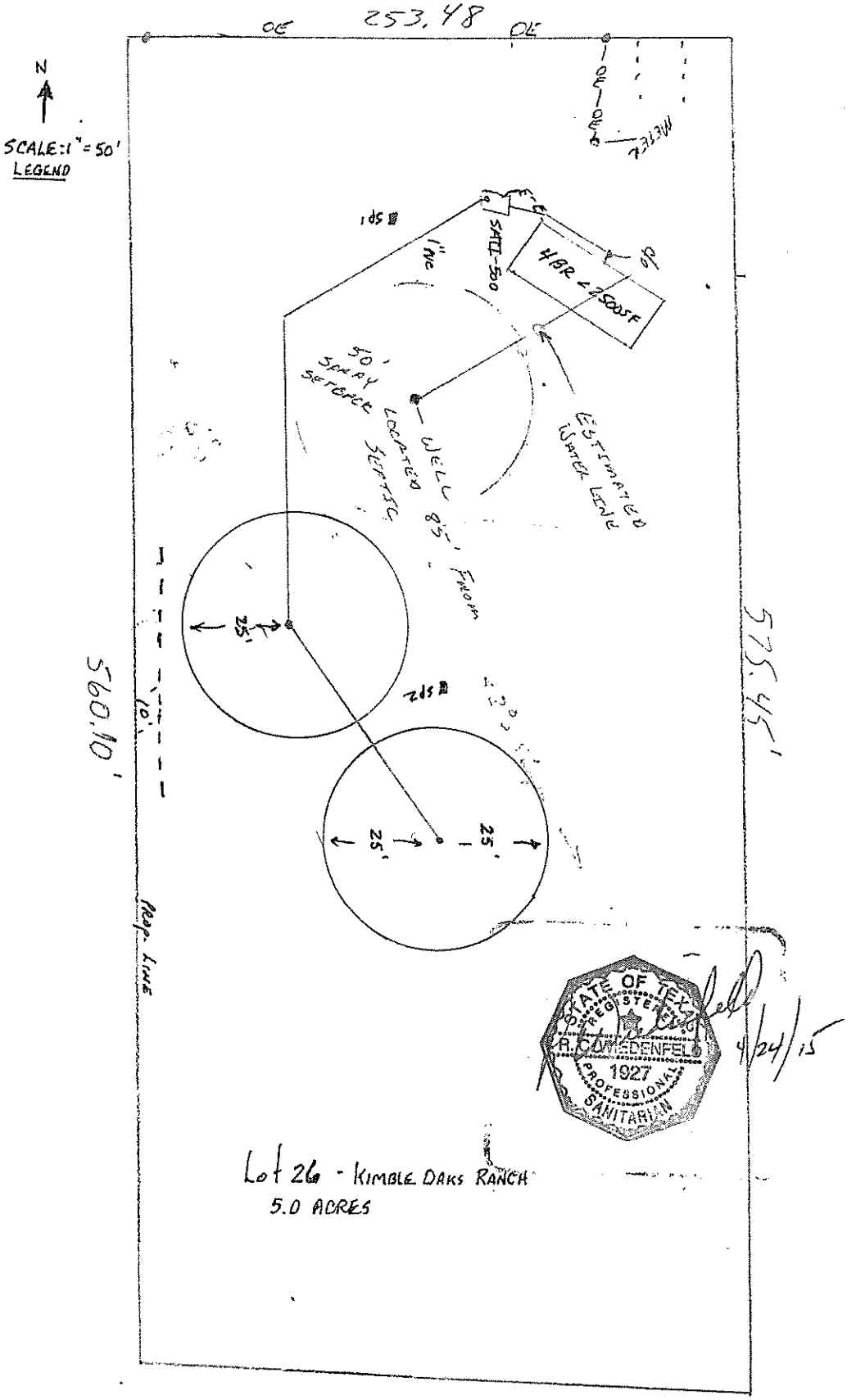
Regulated by:
Texas Dept. of Licensing and Regulations
P.O. Box 12157
Austin, TX 78711
800/803-9202
512/463-7880

E-mail
vlasekwater@hctc.net

Docusign Envelope ID: 2A77B7B9-2510-416B-A8F3-4A333264BFD2

CHARLES WAKELEY
429 SPANISH OAK TRL.

OSSF PLANS
(300 GPD, SR 500 AEROBIC)



TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 429 Spanish Oak Trl Harper, Tx 78631

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☐ _____

(2) Type of Distribution System: Pressure system (spray field) ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
East of septic system in clearing among tree line. See attached design drawing for further

(4) Installer: _____ ☒ Unknown

(5) Approximate Age: +/- 11 years ☐ Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)

(2) Approximate date any tanks were last pumped? March 21, 2024

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

(4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:
☒ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☒ manufacturer information ☐ warranty information ☐ _____

(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.

(3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

Information about On-Site Sewer Facility concerning 429 Spanish Oak Trl Harper, Tx 78631

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water-saving devices	Usage (gal/day) with water-saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signed by: Louis Perez BE194BE064804CE...

Signature of Seller Date
Louis M Perez

Signed by: Samantha Perez 4692C24EF5D4481...

Signature of Seller Date
Samantha W Perez

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

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 429 Spanish Oak Trl Harper, Tx 78631

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 X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? __ 9/11/2025 (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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring		X		Natural Gas Lines		X		Pump: __ sump __ grinder		X	
Carbon Monoxide Det.		X		Fuel Gas Piping:		X		Rain Gutters		X	
Ceiling Fans	X			-Black Iron Pipe				Range/Stove	X		
Cooktop	X			-Copper				Roof/Attic Vents	X		
Dishwasher	X			-Corrugated Stainless Steel Tubing				Sauna		X	
Disposal		X		Hot Tub		X		Smoke Detector	X		
Emergency Escape Ladder(s)		X		Intercom System		X		Smoke Detector - Hearing Impaired		X	
Exhaust Fans	X			Microwave		X		Spa		X	
Fences	X			Outdoor Grill		X		Trash Compactor		X	
Fire Detection Equip.	X			Patio/Decking	X			TV Antenna		X	
French Drain		X		Plumbing System	X			Washer/Dryer Hookup	X		
Gas Fixtures		X		Pool		X		Window Screens	X		
Liquid Propane Gas:		X		Pool Equipment		X		Public Sewer System		X	
-LP Community (Captive)		X		Pool Maint. Accessories		X					
-LP on Property		X		Pool Heater		X					

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

Concerning the Property at 429 Spanish Oak Trl Harper, Tx 78631

Solar Panels		X		__ owned __ leased from:
Water Heater	X			X electric __ gas __ other: _____ number of units: 1
Water Softener		X		__ owned __ leased from:
Other Leased Items(s)		X		if yes, describe:
Underground Lawn Sprinkler		X		__ automatic __ manual areas covered
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: __ city X well __ MUD __ co-op __ unknown __ other:
Was the Property built before 1978? __ yes X no __ unknown
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).
Roof Type: Asphalt Shingle Age: 11 years (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? __ yes X 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 X 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		X	Floors		X	Sidewalks		X
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X
Doors		X	Interior Walls		X	Windows		X
Driveways		X	Lighting Fixtures		X	Other Structural Components		X
Electrical Systems		X	Plumbing Systems		X			
Exterior Walls		X	Roof		X			

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		X	Radon Gas		X
Asbestos Components		X	Settling		X
Diseased Trees: X oak wilt __	X		Soil Movement		X
Endangered Species/Habitat on Property		X	Subsurface Structure or Pits		X
Fault Lines		X	Underground Storage Tanks		X
Hazardous or Toxic Waste		X	Unplatted Easements		X
Improper Drainage		X	Unrecorded Easements		X
Intermittent or Weather Springs		X	Urea-formaldehyde Insulation		X
Landfill		X	Water Damage Not Due to a Flood Event		X
Lead-Based Paint or Lead-Based Pt. Hazards		X	Wetlands on Property		X
Encroachments onto the Property		X	Wood Rot		X
Improvements encroaching on others' property	X		Active infestation of termites or other wood destroying insects (WDI)		X
Located in Historic District		X	Previous treatment for termites or WDI		X
Historic Property Designation		X	Previous termite or WDI damage repaired		X
Previous Foundation Repairs		X	Previous Fires		X

Concerning the Property at 429 Spanish Oak Trl Harper, Tx 78631

Previous Roof Repairs		X
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

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

Metal shed and chicken coop structure sit approximately 6 foot over the property line (built by original owner, 2 owners ago)

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

Concerning the Property at 429 Spanish Oak Trl Harper, Tx 78631

"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 X 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 X 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	
__	X	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.
X	__	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Kimble Oaks Ranch Property Owners Association Manager's name: Melinda Dow - President Phone: (432) 202-2917 Fees or assessments are: $ 200 per year and are: X mandatory __ voluntary Any unpaid fees or assessment for the Property? __ yes ($ _____) X no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
__	X	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: _____
__	X	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
__	X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
__	X	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
__	X	Any condition on the Property which materially affects the health or safety of an individual.
__	X	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).
__	X	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.

Concerning the Property at 429 Spanish Oak Trl Harper, Tx 78631

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

__ X 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): Homeowner Association information provided above

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 X 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:

X 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 X 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 X 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?* X unknown __ no __ yes. If no or unknown, explain. (Attach additional sheets if necessary): Smoke detectors are installed, however it is unknown if they comply with HSC Chapter 766 regulations

**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.

Concerning the Property at 429 Spanish Oak Trl Harper, Tx 78631

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.

Signed by: Louis Perez
Signature of Seller 64804CE... Date

Signed by: Samantha Perez
4692C24FF5D4481... Signature of Seller Date

Printed Name: **Louis Perez** Printed Name: **Samantha Perez**

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:	**Pedernales Electric Cooperative**	phone #:	**(888) 554-4732**
Sewer:	**OSSF**	phone #:	**N/A**
Water:	**Private on-site well**	phone #:	**N/A**
Cable:	**DISH Network**	phone #:	**(844) 876-8648**
Trash:	**Hill Country Trash and Hauling**	phone #:	**(830) 329-4317 - Chad Smith**
Natural Gas:	**None**	phone #:	**N/A**
Phone Company:	**HCTC (on site, but not connected)**	phone #:	**(866) 959-9390**
Propane:	**None**	phone #:	**N/A**
Internet:	**Starlink or Bee Creek Communications**	phone #:	**Starlink.com (preferred)** **(866) 990-1258 - Bee Creek**

Concerning the Property at 429 Spanish Oak Trl
Harper, Tx 78631

(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: _____

Kimble CAD Property Search

Property ID: 16871 For Year 2025

Property Details

Account		
Property ID:	16871	**Geographic ID:** 3395-0000-026000
Type:	R	
Property Use:		
Location		
Situs Address:	429 SPANISH OAK TR HARPER, TX 78631	
Map ID:	26	**Mapsco:**
Legal Description:	S3395 KIMBLE OAKS RANCH LOT 26	
Abstract/Subdivision:	S3395	
Neighborhood:	(HARPER ISD) HARPER ISD	
Owner		
Owner ID:	18233	
Name:	PEREZ LOUIS M	
Agent:		
Mailing Address:	PEREZ SAMANTHA W 429 SPANISH OAK TRL HARPER, TX 78631-6360	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$101,190 (+)
Improvement Non-Homesite Value:	$3,130 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$137,100 (+)
Agricultural Market Valuation:	$0 (+)

Market Value:	$241,420 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$241,420 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$36,424 (-)
Assessed Value:	$204,996
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PEREZ LOUIS M

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GKM	KIMBLE COUNTY	0.458900	$241,420	$204,996	$940.73	
HOS	KIMBLE COUNTY HOSPITAL DISTRICT	0.322600	$241,420	$204,996	$661.32	
KGW	KIMBLE CO GROUNDWATER CONSERVATION DIST	0.007600	$241,420	$204,996	$15.58	
SHA	HARPER ISD	0.666900	$241,420	$103,806	$692.28	
CAD	KIMBLE APPRAISAL DIST	0.000000	$241,420	$204,996	$0.00	

Total Tax Rate: 1.456000

Estimated Taxes With Exemptions: $2,309.91

Estimated Taxes Without Exemptions: $3,515.08

Property Improvement - Building

Type: MISC IMP **Living Area:** 0 sqft **Value:** $3,130

Type	Description	Class CD	Effective Year Built	SQFT

ST	STORAGE	STS2		96
ST	STORAGE	STS2		120

Living Area: 1768.0 sqft **Value:** $101,190

Type	Description	Class CD	Effective Year Built	SQFT
MH		DW2		1768
WD	WOOD DECK	WD2		320
WD	WOOD DECK	WD2		64
ST	STORAGE	STF1		80
ST	STORAGE	STF1		80

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SR	SINGLE FAMILY RESIDENTIAL, RURAL	5.00	217,800.00	0.00	0.00	$137,100	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$104,320	$137,100	$0	$241,420	$0	$204,996
2024	$95,830	$75,000	$0	$170,830	$0	$170,830
2023	$100,330	$75,000	$0	$175,330	$30	$175,300
2022	$90,170	$75,150	$0	$165,320	$0	$165,320
2021	$98,350	$42,180	$0	$140,530	$0	$140,530
2020	$72,990	$42,180	$0	$115,170	$0	$115,170
2019	$70,250	$42,180	$0	$112,430	$0	$112,430
2018	$660	$42,180	$0	$42,840	$0	$42,840
2017	$660	$42,180	$0	$42,840	$0	$42,840

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/9/2020	WD	WARRANTY DEED	ARMKE TAYLOR	PEREZ LOUIS M	110	308	56330

4/4/2019	WD	WARRANTY DEED	WAKELEY CHARLES R	ARMKE TAYLOR	OPR97	113	54467
4/1/2014	WD	WARRANTY DEED	DONALDSON PATRICIA	WAKELEY CHARLES R	OPR65	29	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination

Estimated Tax Due

If Paid: 09/22/2025

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	At
2024	KIMBLE COUNTY	0.458900	$170,830	$170,830	$783.94	$783.94	$0.00	$0.00	
2024	KIMBLE COUNTY HOSPITAL DISTRICT	0.322600	$170,830	$170,830	$551.10	$551.10	$0.00	$0.00	
2024	KIMBLE CO GROUNDWATER CONSERVATION DIST	0.007600	$170,830	$170,830	$12.98	$12.98	$0.00	$0.00	
	2024 Total:	0.789100			$1,348.02	$1,348.02	$0.00	$0.00	
2023	KIMBLE COUNTY	0.458900	$175,330	$175,300	$804.45	$804.45	$0.00	$0.00	
2023	KIMBLE COUNTY HOSPITAL DISTRICT	0.313000	$175,330	$175,300	$548.69	$548.69	$0.00	$0.00	
2023	KIMBLE CO GROUNDWATER CONSERVATION DIST	0.007530	$175,330	$175,300	$13.20	$13.20	$0.00	$0.00	
	2023 Total:	0.779430			$1,366.34	$1,366.34	$0.00	$0.00	
2022	KIMBLE COUNTY	0.495800	$165,320	$165,320	$819.66	$819.66	$0.00	$0.00	