



MILLER CREEK LOT 2

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531





Miller Creek Lot 2

000 Byrd Ranch Rd | Johnson City, Texas 78636 | Blanco County

10.04+/- Acres

\$925,000

Agent

Justin Cop

Property Highlights

- 10.04± acres in gated rural subdivision
- Year-round live water from Miller Creek
- Electricity available on-site
- Mature trees & gentle elevation with scenic views
- Ag exempt
- 20 minutes to Dripping Springs
- Less than an hour to Austin
- Close to Johnson City, Fredericksburg & Blanco
- Minutes from Pedernales Falls State Park & LBJ State Park
- Ideal for residential, recreational, or vacation use

Property Taxes:

\$14.01 Ag exempt

\$800 HOA Yearly

Welcome to Miller Creek Lot 2 — an exceptional 10.04± acre property nestled within the serene and gated Miller Creek Subdivision in Blanco County. This prime piece of Hill Country real estate offers year-round live water from the beautiful Miller Creek, mature oak trees, and breathtaking elevated views — the perfect setting for your future dream home or weekend retreat.

This tract is ready for your vision, with electricity available on-site and strong neighboring water wells in the area producing 15+ GPM, offering promising potential for your own well. Whether you're planning a permanent residence, a vacation getaway, or a recreational escape, this versatile property provides natural beauty and an ideal foundation for development.

Located just 20 minutes from Dripping Springs and less than an hour from Austin, you'll enjoy the perfect blend of privacy and convenience. Johnson City, Fredericksburg, and Blanco are also nearby, placing you within easy reach of top Texas Hill Country attractions. Indulge in the region's vibrant wine and distillery scene at nearby vineyards, while nature lovers can explore the scenic beauty of Pedernales Falls State Park and LBJ State Park, both offering endless opportunities for outdoor recreation and adventure.

With its live water, stunning views, and prime location, this is a rare opportunity to own a piece of the Texas Hill Country.

MLS #: T97522A (Active) List Price: \$925,000 (16 Hits)

Lot 2 -- Byrd Ranch Rd Johnson City, TX 78636



Type: Rural Subdivision, Vacant Land,
Gated Subdivision
Best Use: Residential, Recreational,
Investment
Topography: Gently Rolling, Partially
Wooded, Exceptional View
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #: 2

Original List Price: \$925,000
Area: County-Southeast
Subdivision: Other
County: Blanco
School District: Johnson City
Distance From City: 10-15 miles
Property Size Range: 6-10 Acres
Apx Acreage: 10.0400
Seller's Est Tax: 14.01
Showing Instructions: Call LA
Appointment
Days on Market 7

Tax Exemptions: Wildlife**CAD Property ID #:** 87626**Zoning:** None**Flood Plain:** Yes**Deed Restrictions:** Yes**Easements:** Public Roadway, Electric Service, Telephone**HOA:** Yes**HOA Fees:** 800.00**HOA Fees Pd:** Yearly**Items Not In Sale:****Documents on File:** Deed Restrictions, Aerial Photo

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: None**Sewer:** None**Utilities:** City Electric Available**Access/Location:** County Road**Minerals:** None**Improvements:** None**Misc Search:** None**Surface Water:** Year Round Creek**Fence:** Wire, Partial**TrmsFin:** Cash, Conventional**Possessn:** Closing/Funding**Excl Agy:** No**Title Company:** Patten Title Company**Attorney:****Refer to MLS#:**

Location/Directions: From Johnson City, take US-290 E, in 8.8 mi turn L to stay on 290 E, in approx 1.4 mi turn L on Miller Creek Cemetery Rd, turn L on Miller Creek Cemetery, turn R on McCall Creek Rd. it becomes Byrd RR

Owner: MMB MILLER CREEK LLC**Legal Description:** BYRD RANCH @ MILLER CREEK , LOT 02 , ACRES 10.04**Instructions:** Call LA for instructions

Public Remarks: Discover a ready-to-build Hill Country gem in the gated Miller Creek Subdivision. This 10.04± acre property features year-round live water from Miller Creek, beautiful oak trees, and elevated views. Electricity is available on-site, and strong neighboring water wells producing 15+ GPM suggest promising potential for your own well installation. Just 20 minutes from Dripping Springs and under an hour from Austin, this property offers peaceful country living with quick access to top destinations like Fredericksburg, Johnson City, and Blanco. Explore nearby vineyards, distilleries, and scenic parks — perfect for bringing your residential, recreational, or vacation vision to life.

Agent Remarks:**Withdraw Comments:****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:** Justin Cop (#:130)**Agent Email:** justin@fredericksburgrealty.com**Contact #:** (830) 998-2895**License Number:** 0613372

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

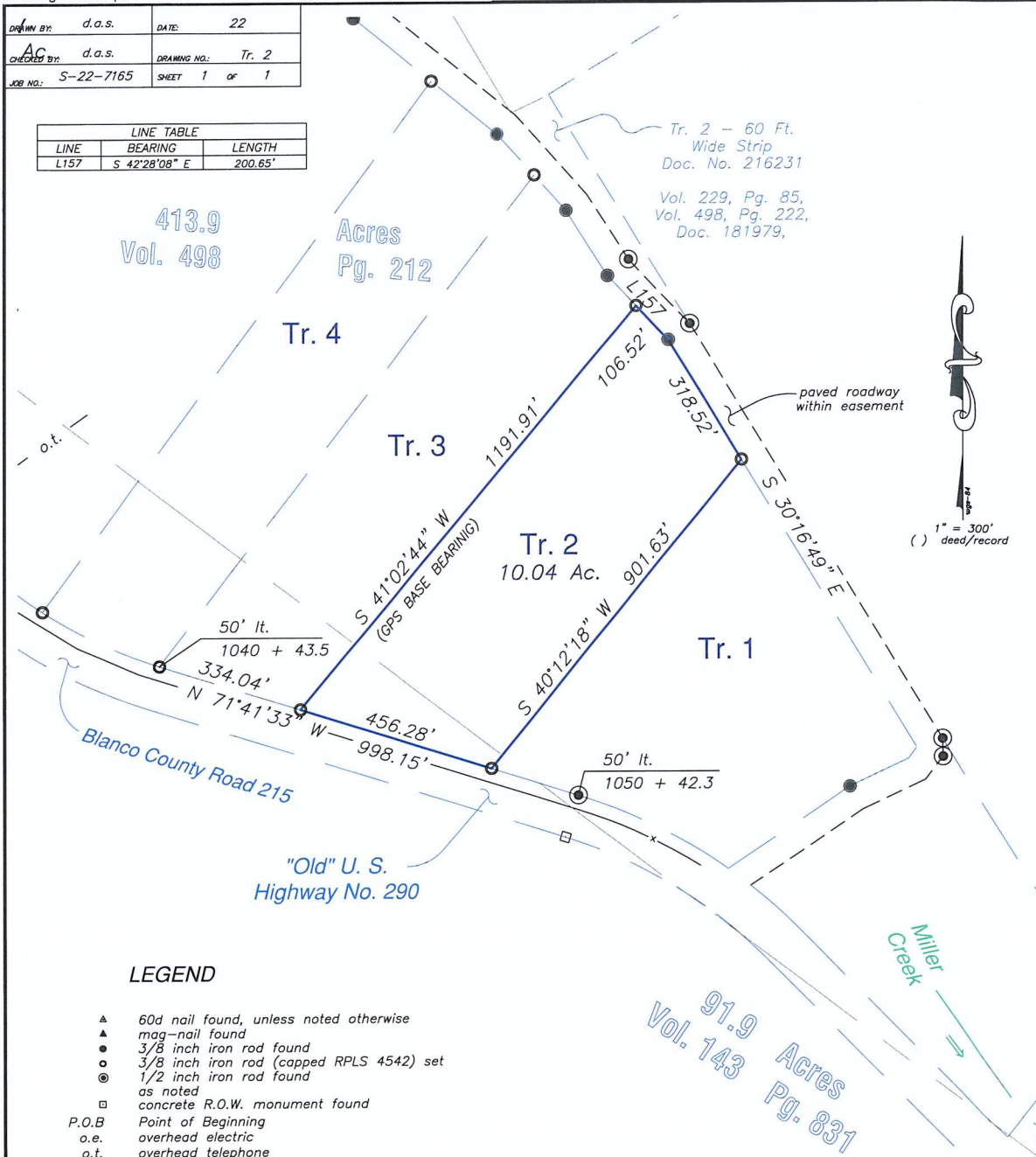


Lot 2 Miller Creek
Blanco County, Texas, 10.04 AC +/-



DRAWN BY: d.a.s.	DATE: 22
CHECKED BY: d.a.s.	DRAWING NO.: Tr. 2
JOB NO.: S-22-7165	SHEET 1 OF 1

LINE	BEARING	LENGTH
L157	S 42°28'08" E	200.65'



Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas



Nov. 10, 2021



SULTEMEIER
SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221

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sultemeiersurveying.com

TBPELS SURVEYING FIRM: 100930-00

SURVEY PLAT FOR:

Tract 1 in Byrd Ranch @
Miller Creek

A 10.04 Acre Tract of Land Which Comprises
Part of the J. Blank Survey No. 410, Abstract
No. 844 and Part of the J. Felps Survey No.
406, Abstract No. 198;
Blanco County, TX.

**10.04 ACRES: CONT'D
BLANCO COUNTY, TEXAS**

**FN-22-7165
NOVEMBER 10, 2021**

THENCE with the said northeast line of the 205.40 acre tract and southwest line of the said 60 Foot Wide Easement/Tract 2, the following two (2) courses:

1. S 42° 28' 08" E, a distance of 106.52 feet to a 3/8 inch Iron rod (capped RPLS 4542) set, and
2. S 30° 16' 49" E, a distance of 318.52 feet to a 3/8 inch Iron rod (capped RPLS 4542) set for the north corner of said Tract 1 and the east corner hereof;

THENCE departing from said northeast line and passing over and across the said 1502.54 acre tract and the said 205.40 acre tract, S 40° 12' 18" W, a distance of 901.63 feet to the POINT OF BEGINNING, containing 10.04 acres of land, more or less.

I, Dale Allen Sultemeler, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed under my direction and supervision.

SULTEMEIER SURVEYING &
ENGINEERING, LLC
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221



A handwritten signature of Dale Allen Sultemeler in black ink.

Dale Allen Sultemeler
Registered Professional Land
Surveyor
No. 4542 - State of Texas

SULTEMEIER

SURVEYING & ENGINEERING

TBPELS SURVEYING FIRM: 100930-00
TBPELS ENGINEERING FIRM: F-10608

501 West Main, Suite 109
Fredericksburg, TX 78624
Tel.: (830) 990-1221

BYRD RANCH @ MILLER CREEK **TRACT 2**

10.04 ACRES
BLANCO COUNTY, TEXAS

FN-22-7165
NOVEMBER 10, 2021

A DESCRIPTION OF A 10.04 ACRE TRACT OF LAND WHICH COMPRISES PORTIONS OF THE FOLLOWING SURVEYS
SITUATED IN BLANCO COUNTY, TEXAS:

- J. BLANK SURVEY NO. 410, ABSTRACT NO. 844, AND
- J. FELPS SURVEY NO. 406, ABSTRACT NO. 198;

BEING PART OF THAT CERTAIN 1502.54 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM ROBERT E. BONN, ET UX TO L. TONNETT BYRD, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 84, PAGE 922 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY, BEING PART OF THAT CERTAIN 413.9 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM REBA BYRD, ET AL TO REBA BYRD, TRUSTEE OF THE REBA BYRD TRUST, FOUND OF RECORD IN A SPECIAL WARRANTY DEED DATED NOVEMBER 19TH, 2013, RECORDED IN VOLUME 498, PAGE 212 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING PART OF THAT CERTAIN 222.77 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM REBA BYRD, TRUSTEE OF THE REBA BYRD TRUST, ET AL, TO WEETON PROPERTIES, LLC, SERIES B, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED ON JANUARY 25TH, 2018 AND RECORDED ON JANUARY 26TH OF SAME YEAR IN DOCUMENT NUMBER 180267 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING PART OF THAT CERTAIN 205.40 ACRE TRACT I DESCRIBED IN A CONVEYANCE FROM THE SAID WEETON PROPERTIES, LLC, SERIES B TO MMB MILLER CREEK LLC, FOUND OF RECORD IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED ON OCTOBER 22, 2021 AND RECORDED ON OCTOBER 26 OF SAME YEAR UNDER DOCUMENT NO. 216231 OF THE SAID OFFICIAL PUBLIC RECORDS; SAID 10.04 ACRE TRACT BEING TRACT 2 IN BYRD RANCH @ MILLER CREEK, AN UNRECORDED/EXEMPT SUBDIVISION IN SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/4 Inch hole found drilled in concrete on the curving northeast R.O.W. (Right-of-Way) line of "Old" U. S. Highway No. 290/Blanco County Road 215/Miller Creek Cemetery Road, on the southwest line of the said 1502.54 acre tract and the said 413.9 acre tract, at the southwesterly corner of that certain 60 Foot Wide Easement/Tract 2 described in said Document Number 216231, for the southerly southwest corner of the said 222.77 acre tract, the southerly southwest corner of the said 205.40 acre tract and the southerly southeast corner of a 10.05 acre Tract 1 this day surveyed;

THENCE with the said north R.O.W. line of "Old" U. S. Highway No. 290, being the southwest line of the said 1502.54 acre tract, the said 413.9 acre tract, the said 222.77 acre tract and the said 205.40 acre tract, the following two (2) courses:

1. A distance of 380.31 feet along the arc of a curve to the left having a central angle of 18° 12' 42", a radius of 1196.50 feet and a chord bearing of N 62° 38' 27" W, a distance of 378.71 feet to a 1/2 Inch Iron rod found at the end of said curve, being 50 feet left of Engineer's Centerline Station 1050 + 42.3, and
2. N 71° 41' 33" W, a distance of 207.83 feet to a 3/8 Inch Iron rod (capped RPLS 4542) set for the southwest corner of said Tract 1 and the southeast corner and POINT OF BEGINNING hereof;

THENCE continuing with said north R.O.W. line, N 71° 41' 33" W, a distance of 456.28 feet to a 3/8 inch Iron rod (capped RPLS 4542) set for the southeast corner of a 10.09 acre Tract 3 this day surveyed and the southwest corner hereof;

THENCE departing from said north R.O.W. line and passing over and across the said 1502.54 acre tract, N 41° 02' 44" E (GPS BASE BEARING), a distance of 1191.91 feet to a 3/8 Inch Iron rod (capped RPLS 4542) set on the northeast line of the said 205.40 acre tract and southwest line of said 60 Foot Wide Easement/Tract 2, for the east corner of said Tract 3 and the north corner hereof;

Blanco CAD Property Search

Property ID: 87626 For Year 2024

Property Details

Account		
Property ID:	87626	Geographic ID: 8810087625022
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:		Mapscs:
Legal Description:	BYRD RANCH @ MILLER CREEK , LOT 02 , ACRES 10.04	
Abstract/Subdivision:	BR@MC	
Neighborhood:		
Owner		
Owner ID:	131543	
Name:	MMB MILLER CREEK LLC	
Agent:	PLATEAU LAND & WILDLIFE INC	
Mailing Address:	C/O ANDREA MOCK 6101 CHARIS CT AUSTIN, TX 78735	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,001,490 (+)

Market Value:	\$1,001,490 (=)
Agricultural Value Loss: ⓘ	\$1,000,450 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$1,040
Ag Use Value:	\$1,040

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.

Please search "Last Name First Name" no comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: MMB MILLER CREEK LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.370000	\$1,001,490	\$1,040	\$3.85	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$1,001,490	\$1,040	\$0.17	
NJC	ESD #1	0.100000	\$1,001,490	\$1,040	\$1.04	
SJC	JOHNSON CITY ISD	0.860800	\$1,001,490	\$1,040	\$8.95	
CAD	Appraisal District	0.000000	\$1,001,490	\$1,040	\$0.00	

Total Tax Rate: 1.347471

Estimated Taxes With Exemptions: \$14.01

Estimated Taxes Without Exemptions: \$13,494.79

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
BR@MC	BYRD RANCH @ MILLER CREEK	10.04	437,342.40	0.00	0.00	\$1,001,490	\$1,040

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	\$0	\$1,001,490	\$1,040	\$0	\$1,040
2023	\$0	\$1,001,490	\$1,030	\$0	\$1,030
2022	\$0	\$953,800	\$1,030	\$0	\$1,030

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

If Paid: 04/11/2025 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	BLANCO COUNTY	\$1,040	\$3.85	\$3.85	\$0.00	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	\$1,040	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00	\$0.00
2024	ESD #1	\$1,040	\$1.04	\$1.04	\$0.00	\$0.00	\$0.00	\$0.00
2024	JOHNSON CITY ISD	\$1,040	\$8.96	\$8.96	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$14.02	\$14.02	\$0.00	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	\$1,030	\$3.76	\$3.76	\$0.00	\$0.00	\$0.00	\$0.00

2023	BL-PED GROUNDWATER CONS DIST	\$1,030	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$0.00
2023	ESD #1	\$1,030	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00	\$0.00
2023	JOHNSON CITY ISD	\$1,030	\$8.89	\$8.89	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$13.86	\$13.86	\$0.00	\$0.00	\$0.00	\$0.00
2022	BLANCO COUNTY	\$1,030	\$3.52	\$3.52	\$0.00	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	\$1,030	\$0.21	\$0.21	\$0.00	\$0.00	\$0.00	\$0.00
2022	ESD #1	\$1,030	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00	\$0.00
2022	JOHNSON CITY ISD	\$1,030	\$10.80	\$10.80	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$15.56	\$15.56	\$0.00	\$0.00	\$0.00	\$0.00