

The Miller Creek Ranch



Beautiful Miller Creek Ranch

Interior Features:

- # 5,000 SF Custom Home on 65 Beautiful Hill Country Acres
- # 800' of on Both Sides of Dammed Miller Creek
- # Stone entry w/ custom wrought iron door & wood beam ceiling
- # Full Commercial Thermador kitchen - 6 burner oven with griddle, 3 ovens, built-in microwave, ice maker, dishwasher, trash compactor, built-in refrigerator and freezer - All appliances have wood fronts to match cabinets
- # Kitchen also features Custom Beveled granite countertops, extra large island with breakfast bar, attached breakfast room, large walk-in pantry
- # Breakfast Room w/ buffet, shelves and large stone fireplace
- # Formal Dining Room w/ Wall of windows overlooking creek, Solid wood beam and stained wood ceiling, Stone walls with arched passages
- # Wet Bar w/ Stainless steel sink, Wine fridge
- # Great Room w/ Huge masonry fireplace, Large stain wooden trusses with custom ironwork - 100% wood ceiling, Full glass wall overlooking pool and creek
- # Master Bedroom w/ stone fireplace, wall of windows overlooking pool & creek, Built-in computer desk, bookcases, TV, His and Hers entrance into Bath/Dressing areas.
- # Master bath w/ his & hers walk-in closets, Walk-in natural stone shower, Rocks walls with arches, Large Jacuzzi tub, Stone entrance to Exercise area, Vaulted ceiling with wood beams, Separate water closet
- # Exercise Room w/ Large windows overlooking creek, Wood wainscot, Mirrored wall, Music/TV
- # Utility Room w/ Sink, Built-in cabinets, Freezer area
- # Game/Media Room w/ 100% stain wood stairway, Wrought iron handrails, Walk-in closet, Built-in Desks, Built-in Entertainment Center, View of creek
- # Detached 4 Car Garage with Attached Breezeway to House





Exterior Features

- # Stone entry gate with communal gate operations, Intercom to house, 8' custom iron gates
- # Stone lined custom heated pool with pebble tech plaster
- # 6 person Hot Tub overlooking creek
- # Lighted stone walkway to creek
- # Flagstone deck around pool
- # Large flagstone terrace the entire length of house w/ Built-in TV and stainless steel gas BBQ Pit on terrace overlooking creek
- # Large (20'x18') BBQ Cabana w/ Full kitchen, TV & custom Commercial wood Burning BBQ pit
- # Bath with outdoor shower
- # Large fire pit with built-in rock seats
- # Wrought iron fencing around full landscaped yard
- # Approx. 3 acres of house, pasture is irrigated
- # Peach orchard, pecan trees, figs & grapevines in other locations
- # Fenced horse pasture and antique windmill
- # Wood and storage shed
- # Large equipment Barn with loft for office or guest
- # Tack and feed Barn
- # Hay barn
- # Round pen/roping arena with square feed lot
- # Well house with game cleaning area
- # 2x2, no climb fenced horse pasture
- # 2 wells with 25 gal per minute capacity, 5000 gal stone holding tank
- # 3 RV hook-ups for guest
- # All fencing is new or excellent condition
- # Miller Creek is stocked with bass, catfish and perch
- # Other spring locations on property with the availability to add multiple other water features
- # Cedar has been cleared on all but 10 acres
- # Ag Exempt - cattle
- # Wildlife abounds: Whitetail deer, turkey, Axis, Seika
- # Concrete and chain link Dog Kennel



HIRAM BRYANT
SURVEY NO. 58
A-48

N 00°38'15" W
19.26'

FND 2 7/8" IRON PIPE
FENCE CORNER SOUTH
SIDE MILLER CREEK LOOP ROAD

MILLER CREEK PUBLIC ROAD

R.B. SEEDERS
SURVEY NO. 70
A-725

68.31 ACRES

UN-MARKED
POINT (typ.)

ONE STORY
HOUSE
STORAGE
BLDG'S
ELEC.
METER
ONE STORY
HOUSE

REMAINDER
136.02 ACRES
VOL. 301, PG 436
O.R.B.C.T.

11,039 AC
VOL. 285, PG 375
O.P.R.B.C.T.

D.H. MADDOX
SURVEY NO. 66
A-408

UNDERGROUND TELEPHONE
& OVERHEAD ELECTRIC
GENERALLY ALONG SOUTH
SIDE OF ROAD

FND 1/2" IRON ROD
AT CEDAR FENCE POST
FND 1/2" IRON ROD
AT 38-inch CEDAR TREE
FND 1/2" IRON ROD
AT 10-inch LIVE OAK TREE
FND 1/2" IRON ROD
AT CEDAR FENCE POST

FND 1/2" IRON ROD
IN CENTER PAVEMENT
S 00°08'26" E
30.71'

FND 2 7/8" IRON PIPE
FENCE POST

1.746 AC
VOL. 124 PG 13
O.R.B.C.T.

379.044 ACRES
VOL. 99, PG 585
D.R.B.C.T.

W.D. BURDITT
SURVEY NO. 65
A-29

FND 1/2" IRON ROD
AT 10-inch LIVE OAK TREE
FND 1/2" IRON ROD
AT 10-inch LIVE OAK TREE
IN DEEP RAVINE
FND 1/2" IRON ROD
AT 24-inch LIVE OAK TREE
FND 1/2" IRON ROD
AT CEDAR FENCE POST

FND 6-inch CEDAR
FENCE POST

FND 6-inch CEDAR
FENCE POST

POINT OF BEGINNING
FND 1/2" IRON ROD AT
10-inch TREATED FENCE POST

FND 6-inch TREATED FENCE POST

FND 60-D NAIL IN 8 inch
TREATED FENCE POST ON WEST BANK
POINT FOR CORNER
FND 1-POST ON EAST BANK
MILLER CREEK BEARS
S 79°29'42" W - 34.82'

FND 1/2" IRON ROD
AT CEDAR FENCE POST

LINE	DISTANCE	BEARING
L18	94.34'	N 79°11'08" E
L19	45.32'	S 89°14'20" E
L20	312.20'	S 86°31'01" E
L21	124.96'	S 76°05'16" E
L22	162.40'	S 72°55'03" E
L23	360.34'	S 03°51'42" E
L24	120.95'	S 89°55'24" W
L25	206.37'	S 03°08'42" W

LINE	BEARING	DISTANCE
L1	S 02°01'19" E	162.56'
L2	S 88°57'11" W	64.03'
L3	S 89°20'32" W	357.44'
L4	S 23°24'22" W	101.47'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 73°32'55" E	31.11'

DRAWN BY	d.a.s.	DATE	05
CHECKED BY	d.a.s.	DRAWING NO.	S-05-3911
JOB NO.	S-05-3911	SHEET	1 OF 1

Miller Creek Loop (County) Road

A legal description of some date accompanies this plat.

This plat was prepared without benefit of a Title Commitment/Schedule B. THERE MAY BE EASEMENTS OF RECORD WHICH AFFECT THIS TRACT THAT ARE NOT LISTED OR SHOWN HEREON.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated road.

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



6-3-05

HIRAM BRYANT
SURVEY NO. 68
A-48

S 07°06'54" E
943.13'

N 45°50'10" E
60'19" ±

overhead electric

Acres
Pg. 436

R.B. SEEDERS
SURVEY NO. 70
A-725

136.02
Vol. 307

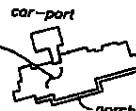
(BASE BEARING)
S 81°29'24" E
997.14'

9.99
Acres

3/8 inch dia.
iron rod set
(typ.)

S 00°00'00" E
224.15'

drain field



SINGLE STORY
ROCK VENEER
RESIDENCE

BBO
pit

porch

pool
area

well
house

S 85°08'13" W
734.51'

S 71°18'41" W
289.30'

S 45°50'10" S
185.56'

1/2 inch dia. iron
rod found

260.08 Acres
101/454

HIRAM BRYANT
SURVEY NO. 64
A-68



SULTEMEIER SURVEYING
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
304 East Main
Johnson City, Texas 78636
(830) 868-7308 Fax (830) 868-4435
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PLAT SHOWING A 9.99 ACRE TRACT OF LAND
OUT OF THE R. B. SEEDERS SURVEY NO. 70,
ABSTRACT NO. 725; BLANCO COUNTY, TEXAS.

Dave Murray

Broker, CRRS

#1 Agent/#1 Coldwell Banker Office in Texas

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