

Welcome:

to the most beautiful community in the Texas Hill Country.

Enclosed is a brief story of the history of Falling Water, a map of the community, instructions for using the entry gate, and a list of some important and necessary telephone numbers to reference as you begin the process of building your new home or moving into your recently purchased home here in our community.

Best wishes from the Falling Water Property Owners Association.

The History of Falling Water

The Hill Country land now known as Falling Water was occupied in the mid 1850's by a slave trader known as Mr. Cheney. Mr. Cheney was wanted by both the State and the United States Government. He fled overnight with his 100 slaves and was rumored to have reestablished his trade in Mexico and his land was taken by the state.

In 1856, Herman and Emma Stieler purchased from the State the first 8,200 acres of the eventual 15,000 acre working ranch known as the Stieler Ranch.

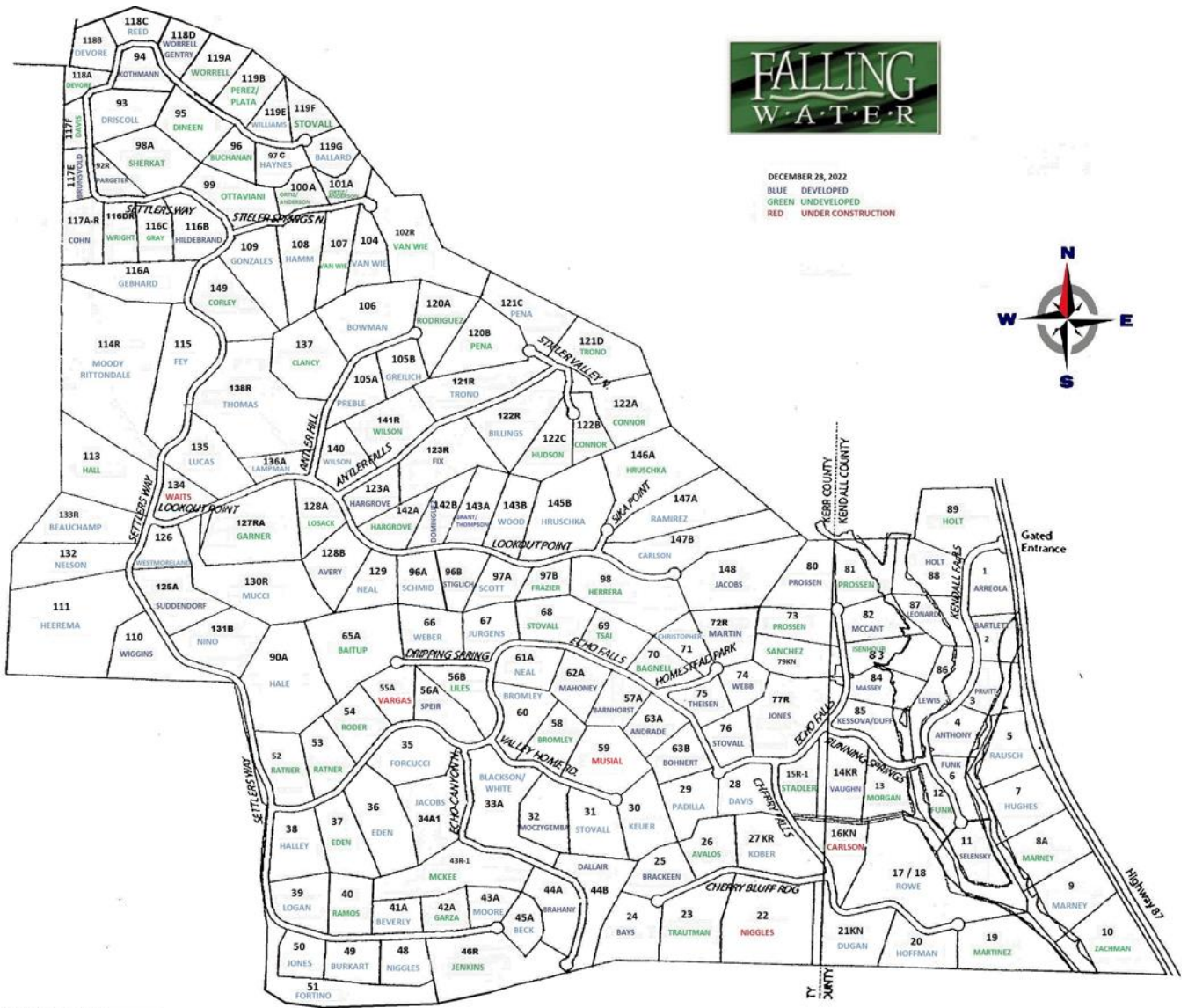
By the late 1800's, the Stieler Ranch was divided among the three sons of Herman and Emma Stieler. The portion of what is now Falling Water was conveyed to Walter Stieler, one of the three sons.

In 1905, Walter Stieler married Hedwig Hansen, and with the aid of friends, neighbors, and family, began construction of their ranch home. Walter and Hedwig raised three sons and a daughter, Roland, Bernard, Wilbert, and Ferdinandine.

Tragedy struck in 1941 when fumes overcame Walter Stieler and two laborers as they attempted to clean out a silo; all three died. The ranch proved to be more than his wife Hedwig Stieler could manage and with Roland Stieler, a Captain in the Navy Air Service, Bernard Stieler's health at risk, and the loss of Wilbert to a car accident, Hedwig Stieler transferred the ranch to Ferdinandine and her husband. Over time, Ferdinandine and her husband sold parcels of the ranch until the final remains of the original Stieler Ranch sold in 1991.

In 1996, the final portion of the Stieler legacy was again sold and wheels were set in motion to create this Hill Country development unique to any other property.

The Original ranch home built by Walter and Hedwig Stieler exists to this day and is now owned and being lived in by one of your new neighbors.



Entry Gate Instructions

Resident Instructions

As a homeowner, you have a choice on entry into our gated community. You will be assigned a private gate code to be used on the gate entrance keypad, and we have key fobs available for remote entry that can be purchased for \$45 from our gatekeeper. Falling Water has an additional code which changes quarterly that can be used temporarily by residents to provide for guest entry. We ask that you keep your gate code private with family or trusted friends and not give out your private gate code to anyone not living in Falling Water or who does not own property in the subdivision. For information on gate codes or fobs contact: Keith Jurgens (h) 830.995.4729 or Staci Thompson (c) 512.565.0854.

The keypad at the entrance can also be used by your guests to call you so that you can allow them entrance into the subdivision. Your guest can scroll through the residents list with the # key and enter the 3-digit code next to your name, which will cause your phone to ring. After you answer the phone, you can carry on a short conversation with your guest and then punch 9 and hang up, which will cause the electronic gate to open. If you want to deny entry just hang up without punching 9. You will have to request this feature and provide your phone number to our gatekeeper.

Specific gate codes are assigned to commercial vehicles such as UPS/FedEx, trash pick-up and construction workers; these vehicles do not use personal gate codes or the quarterly gate code.

Wildlife Management Plan

GENERAL INFORMATION:

Tract Name: Falling Water

Owner: Individual Owners represented by The Falling Water Property Owners Association

Owner Address: PO Box 582 Comfort, Texas 78013 Is

Property Leased for Hunting? Yes() No(X)

Consultation is with: Owner(X) Lessee() Manager

Location Of Property: Off Highway 87, Five miles North of Comfort.

CURRENT HABITAT DESCRIPTION: Personal inspection of the property indicated that the ranch contains 928 acres of rustic hilly ranch land. This land is considered to be difficult for domestic livestock because of the steep hills and rugged terrain. Vegetation presently shows no evidence of abuse by wildlife species. Live Oak, some post oak, sumac, persimmon, and agarita are found on the hills. Native Walnut and Pecan frequent the lower parts of creeks and ravines. The land is particularly abundant with water. Springs cause seepage and runoffs in all of the lowlands between the rugged hills. Native Grasses are abundant in the lowlands and any and/or all level planes. The North Creek flows through the complete ranch starting with two tributaries that join and exist on a body of land. There is one large lake and three ponds available to provide drinking water to wildlife. In addition, 12 more tanks were created to supply more water for wildlife.

PURPOSE: The overall purpose is to improve and protect habitat for existing wildlife and to improve quality of white-tailed deer populations as well as other wildlife species. In order to provide for carrying out this purpose, an Architectural Control Committee has been formulated, and restrictions have been established for the entire 890 acres with wildlife issues being one of the main focuses. This committee will monitor any pruning or clearing of vegetation in order to provide a building structure of any kind as requested by owners. This action is taken to prevent habitat destruction in favor of personal beautification by owners.

GOALS AND OBJECTIVES: Although all seven of the Specific Habitat Management Practices are deemed important, special emphasis has been placed on Habitat Control, Providing Supplemental Food, and Census.

Habitat Control: All domestic livestock have been removed to allow for the development of native food groups for wildlife which include white-tailed deer, bobwhite quail, Rio Grande turkey, and all forms of non-game species including squirrels, rabbits, song birds, a few foxes, raccoons, an occasional bobcat, and fish in the streams. Inspection of native grasses, forbs and woody species will be continuing. All attempts will be provided to follow any and all recommendations by professional people to improve habitat for wildlife. Plantings of wildflowers and winter rye, on the low grounds with deep soils, have already been made, and more are planned in the future to provide increased availability of food for wildlife. Overpopulated numbers of white-tailed deer will be harvested annually as recommended by census results to help improve available native food for deer. Axis and Sika deer occasionally frequent the ranch, and efforts will be made to harvest these animals as they become pests. Complete records will be made on white-tailed doe deer harvested and will be available for inspection. A record will be kept of Sika does harvest and will also be available for inspection.

Making Census Counts to Determine Population: A driving spotlight census line has been established and is run three times to determine the deer population. This data is tabulated by professional personnel to determine the number of deer to be harvested.

Individuals are required to request wildlife tax exemptions for their property.