

Plateau

Land & Wildlife
Management



Simplifying &
improving
landownership
in Texas since
1997

Plateau Land & Wildlife Management

Resources - Consulting - Plans - Products - Services

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plateauwildlife.com

About Plateau



Plateau Land and Wildlife Management has been helping rural landowners protect and enhance their rural land since 1997. Plateau was born out of a law that was passed in 1995 by the Texas Legislature that made it possible for landowners with an Ag valuation to maintain their same property tax savings while managing for native habitat and wildlife instead of livestock, crops, etc. Plateau stepped up to help hundreds of landowners across Texas make this transition to Wildlife Management Valuation, and along the way, realized that there were many folks who needed more than just a Wildlife Management Plan to get their Wildlife Valuation in place.

Here is why Plateau stands out from the rest of the pack:

- We have been in business since 1997.
- Our founders helped establish the law that made WMV possible, so we understand this stuff better than anyone else.
- There are 40+ employees in two offices, not just a one-man shop with a website. Stop by the office or give us a call any time you need us.
- We have registered property tax consultants to legally represent you with the County.
- We write more than 200 new Wildlife Management plans each year.
- We assist hundreds of landowners with activities and maintenance.
- We are well respected by County Appraisal Districts.

To date we have helped convert nearly 700,000 acres of rural Texas land to Wildlife Management and served over 2,700 clients. We work with farmers, ranchers, private landowners, developers, land trusts, brokers, and anyone else who is interested in protecting and enhancing rural Texas land.

What is Wildlife Management Valuation?



In 1995, Proposition 11 was passed by the Texas Legislature, the Texas Constitution was amended, and the Wildlife Management Tax Valuation/Exemption (WMV) was born. This new law would allow landowners with an Ag valuation to maintain their same property tax savings while managing for native habitat and wildlife instead of livestock, crops, etc. For the first time landowners had a legitimate, legal and respectable alternative to Ag.

What's Required to Move Into WMV?

To move into WMV, your property must currently have an Agricultural Tax Valuation (Ag) or Timber Valuation. WMV is typically a more cost-efficient means of maintaining a favorable tax valuation as it eliminates the need for fencing, veterinary services, harvesting and other expenses associated with farming or ranching. Generally speaking, moving into WMV appeals to three types of Plateau clients:

1. Ranchers and farmers who no longer want to continue ranching or farming but want to continue caring for their land and its wildlife.
2. New rural landowners who want to have their own oasis in the country without having to deal with livestock or farming.
3. Rural landowners who want to increase their profits from hunting enterprise or eco-tourism.

Benefits of Moving From Ag to Wildlife

A few of the many benefits associated with switching from an Ag tax valuation to a Wildlife tax valuation are:

- No livestock or fencing requirements
- Enhanced recreational value
- Improved habitat
- Increased wildlife diversity
- Returns your land to a more natural condition

Plateau Services



Wildlife Management Plans

Your first step toward moving into WMV is a Wildlife Management Plan. Plateau professionals develop customized five-year Wildlife Management Plans that exceed the standards of all appraisal districts. There are others who can write Wildlife Management Plans, but few offer the level of service, relentless commitment and dependability that you get when you hire Plateau. Our plans stand apart from the competition because of our intimate knowledge of the application process, the quality of our Wildlife Management Plans, and our personal relationships with Appraisal District officials. We also have one of the highest acceptance rates of WMV applicants in Texas and are willing to advocate for our landowners when others won't.

Wildlife Biologist Consultation

Spend an afternoon with one of Plateau's wildlife biologists touring your land. During this personal site visit you will hear specific recommendations for improving the quality of wildlife (game and non-game animals), and discuss land management principles and practices as they apply to your specific property. The biologist will spend a minimum of two hours with you to answer questions about your land and identify its plants and wildlife. Following the site visit, you will receive a concise, informative written report. The site visit can also be used to create a habitat assessment, which is a more detailed analysis of your habitat with management recommendations specific to your needs.

Property Tax Consultation

The primary property tax consultation services that Plateau offers are 1) representing client's interests in their ability to receive and maintain Ag or WMV, 2) denials of tax valuations for Ag or WMV, and 3) on-site representation with the Appraisal Districts. One important thing to note is that Plateau normally resolves these property tax issues without any need for a formal hearing, which save our clients time and money.

Plan Implementation and Maintenance

Many landowners prefer to have Plateau take care of their annual wildlife management activities for them. This can provide peace of mind knowing the job is being done right and documented properly, and can free up valuable time simply enjoying the benefits of being in wildlife management. Whether it is compliance with the Appraisal Districts that you are after, or premium land stewardship, Plateau has the services you need to ensure you ease and peace of mind knowing that your land management is taken care of.

- **Customized Annual Service Agreements:** This is an annual contract agreement which is custom-designed to fit your property needs and budget. We will implement all or part of your activities for you AND ensure that they are documented correctly so that you can focus on enjoying the things you love most about your land. More of a hands-on, do-it-yourself type? Plateau can still help by providing activity check-ups to help you stay on track, biologist consulting if needed and assisting with the completion of annual reports of your activities.
- **Annual Reports:** Each year, Appraisal Districts request annual reports from Texas landowners in Wildlife Management Valuation to ensure that landowners are in compliance with their wildlife management activities without having to visit their property. With more Appraisal Districts requesting this report every year, it is essential that qualifications are met and well documented on all wildlife management properties.
- **Plan Re-Files:** Many Appraisal Districts request that an updated plan be filed after five years. Plateau offers options for reviewing the legal compliance of your activities, preparing and submitting an updated five-year wildlife management plan to the Appraisal District. Addressing potential compliance issues takes much less effort at a much lower cost than is the case if the county appraiser takes issue with your expiring plan or past wildlife management activity performance.
- **Wildlife Management Activity Check-Ups (WMAC):** A Plateau Wildlife Services Technician, knowledgeable in Appraisal District requirements and activity guidelines, will review your wildlife management activities on-site to make sure your property is in compliance for a potential Appraisal District visit, Annual Report request, or to make sure you are on the right track with your wildlife management activities. This includes 1-2 hours on your property with a summary report sent to you.
- **Seasonal Wildlife Surveys:** Plateau can help you estimate and manage your deer numbers through our Spotlight Deer Counts and Remote Camera Surveys, as well as provide the opportunity for you to learn more about your native bird populations (including cherished songbirds) through our Wintering and Resident Bird Surveys and Spring Breeding Bird Surveys.
- **Predator Management Control:** A productive part of any good wildlife program is predator control. Plateau offers control of Imported Red Fire Ants, Remote Camera Mammal Surveys to monitor predator populations and consulting in other areas of predator control. Camera survey data is a useful tool in determining when trapping/hunting efforts should be intensified or relaxed.

Texas EcoLab

EcoLab is an alternative to needing a current Agricultural Tax Valuation (Ag) or Timber Valuation on your property to move into Wildlife Management Tax Valuation. Under this program your land could transition into wildlife management use after just two years — a compelling and cost-effective alternative to the minimum five years of grazing or farming typically required under Agricultural use for similar properties to qualify for such favorable tax savings.

Long Range Management and Master Plans

Like many landowners, you probably have a mental list of all the changes and new additions you'd like to make to your property. With guidance from the experts at Plateau, we can help you plan for and realize your ultimate vision for your land. Sitting down with a professional land management planner and discussing your long-range goals, seeing how those goals fit into the reality of your time and budget, and laying out a road map to reach those goals allows you to see your dreams become reality. Our job is to assist you with putting those ideas into an action plan and help you find the resources to make it all happen.

Please see our website for additional services and more details and pricing on the services above:
plateauwildlife.com/services



Plateau Products



Platform Wild Bird Feeder

Encourage all types of wild birds including coveted songbirds, doves, turkeys, and others to flourish on your land with a durable and innovative feeder that stands above the competition. The Plateau Platform Wild Bird Feeder attracts, retains, and improves the bird population on your land with its smart and original design combining high quality with low maintenance. Plateau's original raised platform system is designed to attract wild birds and deter non-target animals, such as raccoons, squirrels, and feral hogs.



Nest Boxes

Encourage coveted songbirds species such as wrens, titmouse, bluebirds and chickadees to flourish on your land with these one-of-a-kind, Texas-made Nest Boxes that stand above the competition. Made of cedar and built by Texas-based craftsmen, these nest boxes offer shelter to many songbird species, as well as woodpeckers, owls and other native wildlife species.



Bird Feeder

Create your own exhilarating bird-watching experience by adding a Plateau Bird Feeder to your property. Plateau's feeders are designed to attract several target species such as native songbirds. Installation includes 2.5 gallons of quality birdseed.



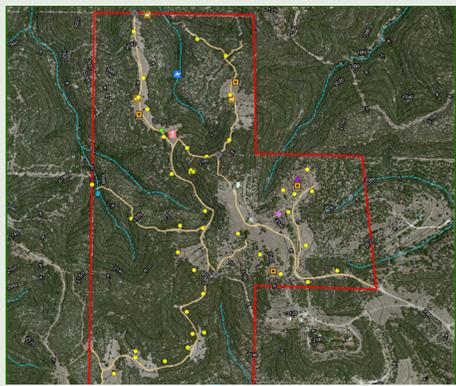
Platform Water Tables - 305 & 100 Gallons

Attract more deer and other wildlife to your land with the wildlife rainwater collection system. Our water tables have been rigorously tested, improved, and refined, resulting in our current offering – a sturdy, steel framed, supplemental water source designed to provide years of use. Our 305 or 100 gallon water tables come complete and ready to assemble with all necessary components, hardware, and assembly/installation instructions, or have our trained technicians install, pre-fill and test your system for you. Installation and maintenance also provides a 10-year credit for your Wildlife Management Plan activities.



Quail & Small Wildlife Station

The Plateau Quail and Small Wildlife Station helps to attract, retain, and improve the bird and small wildlife population on your land with its smart design. Fully enclosed by 4" x 4" heavy gauge cattle panel, this system prevents non-target species, such as hogs and deer from consuming the food and water while also providing protection for smaller wildlife.



Property Maps

Maps are an essential tool for any landowner. From roads and water features, to soil types and hydrology, it's important to know exactly where your property features are located. Professionally designed by our in-house mapping technician with the latest GIS technology, you'll be proud to display your Plateau map in your home, ranch or business.

We offer a number of other products and services not listed here that are designed to make life easier for anyone in Wildlife Management and help you get the most out of your plan. Visit our website or contact us if you do not see something that fits your individual needs: plateauwildlife.com/products.

Frequently Asked Questions



Is WMV an additional property tax break? No. Your taxes will remain at the same favorable rate as under your current Ag status.

Can I keep part of my land in Ag and put part of it in WMV? Yes. You can divide your land between these two valuations and change it from year to year.

Can I move back into Ag once I move my land into WMV? Yes. Since WMV is a form of Ag, you may move back and forth from year to year without losing your status in Ag.

May I continue livestock grazing or other agriculture under WMV? Agricultural activities may be continued if they are compatible and secondary to your wildlife management. However, you are not required to continue any form of agriculture. Livestock can be a benefit to wildlife habitat if managed carefully.

How does WMV work? The requirements for WMV are modest, and most landowners are already doing enough to meet the minimum requirements. A minimum of 3 practices from the following menu of 7 (with several options per category) are required annually:

- Habitat Control (habitat management)
- Erosion Control
- Predator Control
- Providing Supplemental Water
- Providing Supplemental Food
- Providing Supplemental Shelter
- Making Census Counts to Determine Population

Most counties require that a Wildlife Management Plan be filed along with an application for WMV. The plan should provide several key pieces of information, including the target wildlife species and the anticipated management activities. The plan should be regionally appropriate.

Is there a filing deadline for the required Wildlife Management Plans? Yes. Applications must be filed between January 1 and April 30 for the effective year.

Am I required to manage for game animals and hunting? It is not necessary to manage for hunting — non-game wildlife management also qualifies. In fact, many people manage for both game and non-game. You may manage for any wildlife native to Texas such as songbirds, butterflies, quail, rabbits, horned toads, road runners and turkey to name just a few.

Frequently Asked WMV Questions



Can I develop property and offer the advantages of WMV to the purchasers? An appropriately planned subdivision can provide the opportunity to continue open space valuation under WMV, providing favorable tax status to large lot holders while preventing rollback taxes. Converting to WMV before development will enhance the aesthetics of the property and reduce liability by allowing the removal of livestock, and encouraging wildflowers and other natural vegetation to flourish. Plateau can assist developers through this process by providing a review of plans and owner covenants, establishing a wildlife management property association, creating a wildlife management plan, and providing continuing assistance with plan maintenance.

Can appraisal districts refuse to consider wildlife appraisal applications? In 1995, the voters of Texas established Wildlife Management Valuation in the Texas Constitution. Many counties are enthusiastic about wildlife valuation. The law requires that if a landowner meets the criteria to qualify for WMV, the appraisal district shall accept their plan.

Why is Plateau my best choice? The founders of Plateau helped get the legislation passed to enable WMV and helped write the implementing regulations for the law. Plateau continues to provide education to the staff of the appraisal districts around the state. Our wildlife biologists, service professionals, and property tax consultants are dedicated to the production and implementation of affordable, customized wildlife management plans. Through consultation on topics ranging from tax appraisal issues to habitat assessment and game management, we can give you the most up-to-date information available to assist you in making sound choices for your land. Our ongoing relationship with the appraisal districts enables us to represent you and your management plan from the application process through inspections and final implementation. We continually research and update our product line to assure that the items available to you are fully functional and appropriate to your wildlife. Knowledgeable professionals assure that services such as brush management enhance rather than damage habitat, enabling you to meet your land management goals and all of the requirements of your plan through a single source.

The 7 Wildlife Management Activity Categories



Habitat Control
Erosion Control
Predator Control
Supplemental Water
Supplemental Food
Supplemental Shelter
Census Counts

The 7 Wildlife Management Activity Categories

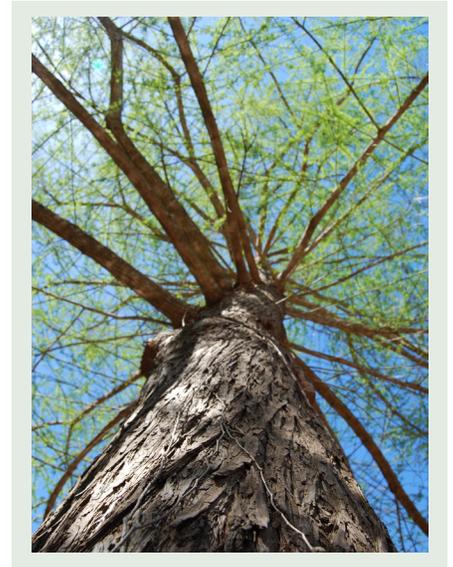


Habitat Control & Management

A wild animal's habitat is its surroundings as a whole, including plants, ground cover, shelter and other animals on the land. Habitat control — or habitat management — means actively using the land to create or promote an environment that benefits wildlife on the land.

Activities that contribute to habitat control or management include:

- grazing management
- prescribed burning
- range enhancement
- brush management
- forest management
- riparian management and improvement
- wetland improvements
- habitat protection for species of concern
- managing native, exotic and feral species
- wildlife restoration



Erosion Control & Repair

Any active practice that attempts to reduce or keep soil erosion to a minimum for wild animals' benefit is erosion control. Erosion control projects are some of the longest lasting and most beneficial activities you can perform on your property. Erosion control activities require some annual maintenance and therefore can and should be an ongoing part of your wildlife management plan. As with other water and soil related activities, these projects, when done to the proper guidelines, are given a 10-year credit toward wildlife management tax valuation compliance.

Some erosion control practices include:

- pond construction
- pond clean out and repair
- spillway repair
- gully shaping
- streamside, pond and wetland re-vegetation
- establishing native plants
- dike, levee construction or management
- water diversions
- low water crossings and culverts

The 7 Wildlife Management Activity Categories



Predator Control & Management

This term refers to practices intended to manage the population of predators to benefit the owner's target wildlife population. Predator control usually is not necessary unless the number of predators is harmful to the desired wildlife population. Predator control and management should not be counted as one of the seven wildlife management activities necessary to qualify for 1-D-1 Ag/WM use appraisal unless it is part of a comprehensive wildlife management plan.

Some types of predator management and/or control are:

- mammal predator control (trapping, hunting)
- fire ant control
- brown-headed cowbird control
- grackle or starling control



Providing Supplemental Water

Natural water exists in all wildlife environments. Supplemental water is provided when the owner actively provides water in addition to the natural sources. This category of wildlife management activity includes providing supplemental water in habitats where water is limited or redesigning water sources to increase the availability to wildlife. Supplemental water activities can be counted for 10 years or more toward wildlife management compliance.

Some examples of recommended practices include:

- water collection and distribution systems and guzzlers
- trough modifications, well and windmill overflow management
- marsh or wetland restoration or development
- spring development and/or improvements



Providing Supplemental Food

Most wildlife environments have some natural food. An owner supplies supplemental food by providing food or nutrition in addition to the level naturally produced on the land. Grazing management, prescribed burning and range enhancement can be used to provide supplemental food.

Other ways to provide supplemental food include:

- food plots, feeder and mineral supplements
- strip discing, range enhancement, and reseeding

The 7 Wildlife Management Activity Categories



Providing Supplemental Shelter

This term means actively creating or maintaining vegetation or artificial structures that provide shelter from the weather, nesting and breeding sites or “escape cover” from enemies. The best shelter for wildlife can be provided by a well-managed habitat.

Some practices listed below provide types of shelter that may be unavailable in the habitat:

- installing nest boxes and bat boxes
- creating brush piles and slash retention
- managing fence lines
- managing hay meadow, pasture or cropland, strip mowing
- half-cutting trees and shrubs
- establishing woody plants and shrubs
- developing natural cavities and snags



Census Counts & Surveys

Census counts are periodic surveys and inventories to determine the number, composition or other relevant information about a wildlife population to measure if the current wildlife management practices are serving the targeted species. Such surveys also help evaluate the management plan’s goals and practices. Specifically, this activity estimates species numbers, annual population trends, density or age structure using accepted survey techniques. Annual results should be recorded as evidence of completing this practice.

The survey techniques listed below should be appropriate to the species counted:

- spotlight counting
- aerial counts
- daylight wildlife composition counts
- harvest data collection and record keeping
- browse utilization surveys
- census and monitoring of endangered, threatened or protected wildlife
- census and monitoring of non-game wildlife species

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