



Plateau

Land & Wildlife
Management

COMPANY OVERVIEW

WILDLIFE MANAGEMENT

SERVICES & PRODUCTS

About Plateau Land & Wildlife Management



Bringing Beauty & Value to Texas Landowners for over 20 Years

Plateau Land & Wildlife Management has a rich history of consulting landowners, developers and realtors on the best use of their property while also maximizing their overall tax savings. Whether it's wildlife habitat and population management, conservation development and greenspace planning, recreational hunting, wildlife tax appraisal, or brush management - Plateau has brought beauty and value to Texas landowners for over 20 years.

Over
4,700

Texas Landowners Served

Under
240

Average Property Size

Over
1,100,000

Texas Acres Managed

Over
140

Texas Counties Served

Wildlife Management Services

- Ag Application Filing
- Wildlife Management Plans
- Wildlife Biologist Consultation
- Customized Annual Service Agreements
- Wildlife Management Annual Reports
- Wildlife Management Activity Check-Ups (WMAC)
- Seasonal Wildlife Surveys
- Fire Ant Control
- State Licensed Herbicide Application
- Property Tax Consultation
- Texas EcoLab
- Long Range Management & Master Plans
- Baseline Documentation & Conservation Easement Monitoring

Legal Services and Tax Consulting

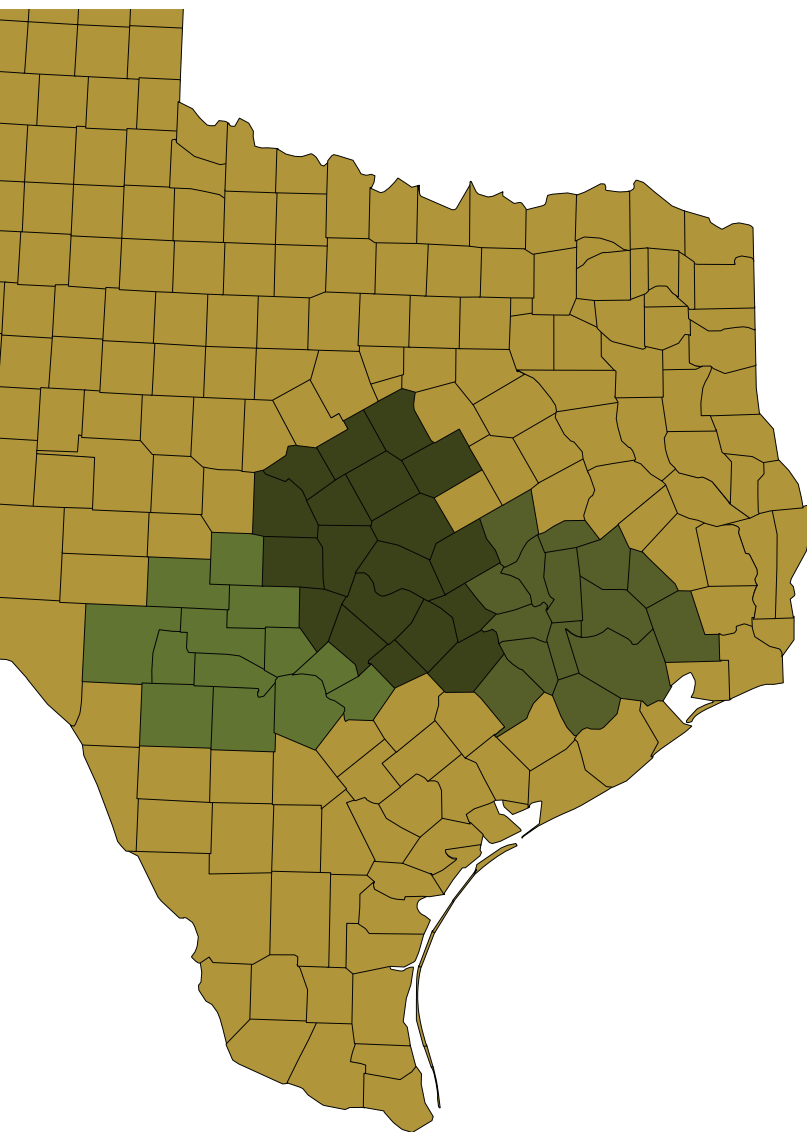
- Legal professionals adept at estate planning, conservation easements, condemnation, and litigation
- Registered property tax consultants

Wildlife Products

- Platform Wild Bird Feeders
- Plateau Water Tables - 305 & 100 Gallons
- Quail & Small Wildlife Stations
- Nest Boxes
- Custom Property Maps
- Bird, Ground & Protein Block Feeders

Serving with Local Knowledge and Experience

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.



Plateau Accounts Team



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**Please call (512) 894-3479
and be connected with the
Region Manager in your area.**

Texas Wildlife Management Background

The History of Texas Wildlife Management

In 1995, Texas voters approved a constitutional amendment adding wildlife management to the list of 1-D-1 open-space uses alongside farming and ranching. This amendment was passed as Proposition 11 and, along with HB 1358, permitted landowners already in open-space valuation to choose wildlife management as an alternative agricultural use with the same property tax benefits. In 2001, the Texas Legislature passed HB 3123 to clarify and standardize landowner requirements to manage for wildlife as an agricultural use.

Although many people use the term ag or wildlife “exemption” there is no such thing. Land in this category is not exempt from taxes but taxed based on the productivity of the land rather than its market value. This is called a special valuation or special use appraisal. Wildlife management is not a separate or additional appraisal for a property, but simply another type of agricultural practice. Instead of managing livestock, hay, or crops, you manage for native Texas wildlife.



What's Required to Move Into Wildlife Management Valuation?

To move into Wildlife Management, your property must currently have an Agricultural Tax Valuation (Ag) or Timber Valuation. Wildlife Management 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 Wildlife Management 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 or eco-tourism.

Benefits of Moving From Ag to Wildlife

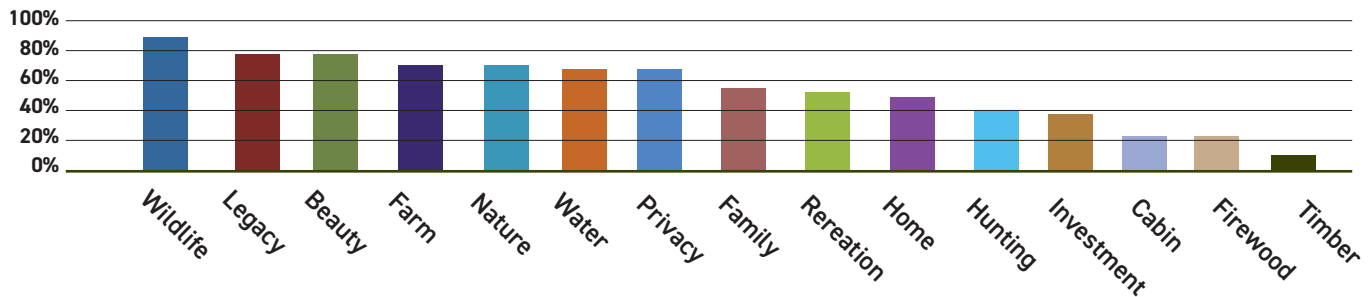
A few of the many benefits associated with switching from an Ag tax valuation to a Wildlife tax valuation are:

- No livestock or fencing requirements
- Enhanced recreational value
- Improved habitat
- Increased wildlife diversity
- Increased management flexibility

A Snapshot of Wildlife Management in Texas

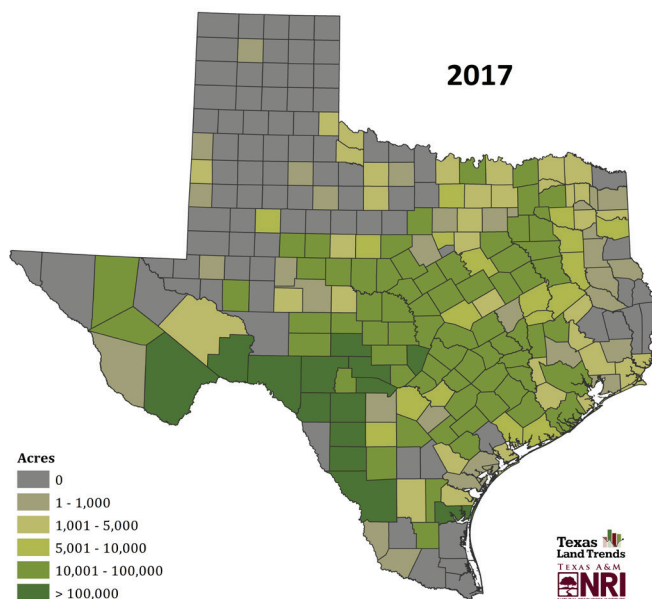
There are many reasons why wildlife management is a growing agricultural option in Texas - including the changes in agricultural demographics, fragmentation of farming acres, rise in land market values, and popularity of private land for recreation. Please visit TexasLandTrends.com or Texas A&M Natural Resources Institute for additional information.

Reasons for Owning Texas Land



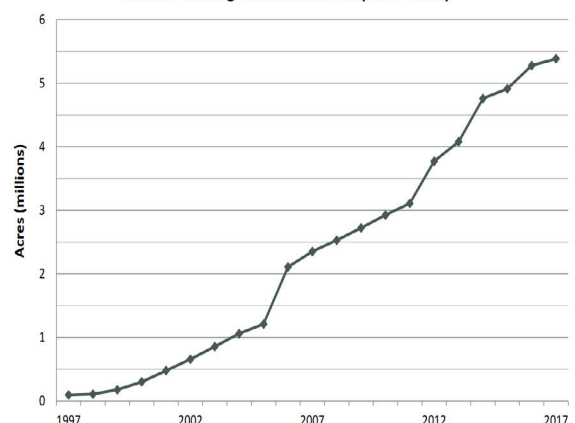
Wildlife Management in Texas

Total Acres in Wildlife Management as of 2017



Increase in Wildlife Management from 1997-2017

1997: 94K acres
2017: 5.4 Million acres
Gain: 5.3 Million acres



Statistics and graphics provided by:

About a Texas Wildlife Exemption

Learning the Appraisal Requirements for Texas

Wildlife management is an increasingly popular option for landowners, with more than 6 million acres under wildlife management valuation across Texas as of 2019. However, just because wildlife abounds on a property does not mean it automatically qualifies for wildlife management valuation.

First, the land must be currently appraised as 1-D-1 open-space land for agricultural, timber, or ecological laboratory use. Second, the primary use of the land must be managing for native wildlife. Third, a minimum of three wildlife management practices must be performed each year according to the intensity standards set by Texas Parks & Wildlife Department (TPWD) and the Comptroller.

Landowners should not wait for approval from the Chief Appraiser to begin conducting the activities outlined in their plan. These activities take the place of having livestock, cutting hay, etc. starting January 1st of the application year. Wildlife management valuation offers seven practice categories with over 50 activities in all.

To comply with rules and regulations, landowners must perform and document a minimum of three activities each calendar year. The CAD may request an annual report of activities for proof of compliance. Annual reports should include good documentation including photos and maps of activities, dates performed, and possibly receipts for expenses. The CAD may also request a site visit to the property to ensure activities are being performed, just as they can request proof of any other agricultural use.



New Texas Landowner Checklist

If you've purchased property in Texas this past year with a current Agricultural, Timber or Wildlife Management appraisal please be sure to follow these steps to preserve your lower tax valuation.

New Texas landowners should file the appropriate application by April 30th.

Applications should be filed with the appraisal district in each county in which the property is located. Do not file documents with the Texas Comptroller of Public Accounts.

- ☒ **Complete Form 50-129:** *Application for 1-d-1 (Open-Space Appraisal) Agricultural Use or*
- ☒ **Complete Form 50-167:** *Application for 1-d-1 (Open-Space Appraisal) Timber Land Use and provide a Timber Management Plan or*
- ☒ **Complete Form 50-129:** *Application for 1-d-1 (Open-Space Appraisal) Agricultural Valuation and form PWD-885 Wildlife Management Plan for agricultural tax valuation*

Notes & Resources

Landowners are not required to submit an application in subsequent years unless requested in writing by the County Appraisal District or a change in ownership or size of the property occurs

All forms can be found at Texas Comptroller website (www.comptroller.texas.gov) or Texas Parks & Wildlife website (www.tpwd.texas.gov)

Application Assistance

Plateau Land & Wildlife Management can help you complete and file the appropriate forms for any of your property open-space appraisals or ag, timber, or wildlife needs. Please call

Wildlife Management Activity Categories

1. Habitat Control
2. Erosion Control
3. Predator Control
4. Supplemental Water
5. Supplemental Food
6. Supplemental Shelter
7. Census Counts

Keeping good records for all activities performed is important should the CAD request an annual report. An annual report may be the only proof the CAD has to ensure you are meeting the requirements.

Examples of records may include:

- photographs
- log sheets or calendars
- maps & gps coordinates
- receipts
- census data



1. 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 qualify for habitat control or management include:

- grazing management
- prescribed burning
- reseeding native grasses
- brush management
- forest management
- wetland management
- riparian management and improvement
- habitat protection for species of concern
- managing native, exotic and feral species



2. 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 a landowner can perform on their property. Erosion control activities require some annual maintenance and therefore can and should be an ongoing part of the property's wildlife management plan. As with other water and soil related activities, these projects, when done to the proper guidelines, count for a 10-year credit toward wildlife management tax valuation compliance.

Some erosion control practices include:

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



Wildlife Management Activity Categories

3. Predator Control & Management

This term refers to practices intended to manage the population of predators to benefit the owner's target wildlife population. Native predator control should be undertaken with care and is usually 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 wildlife management use appraisal unless it is part of a comprehensive wildlife management plan.

Some types of predator management and/or control are:

- native predator control
- feral pig control
- fire ant control
- brown-headed cowbird control
- grackle or starling control



4. Providing Supplemental Water

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

Some examples of recommended practices include:

- rainwater collection and distribution systems (aka guzzlers)
- livestock trough modification for wildlife
- well and windmill overflow management
- marsh or wetland restoration or development
- spring development or enhancement



5. 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.

Ways to provide supplemental food include:

- grazing management
- prescribed burning
- reseeding
- food plots
- feeders and mineral supplements
- strip discing and selective mowing



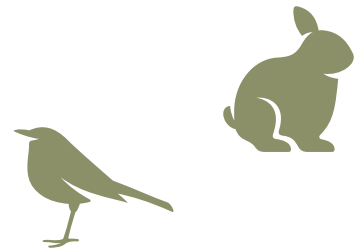
Wildlife Management Activity Categories

6. 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
- permitting vegetation to grow along fence lines
- managing hay fields and pastures through selective mowing
- half-cutting trees and shrubs
- establishing woody plants and shrubs
- developing and protecting natural cavities and snags

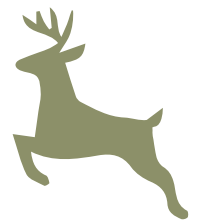


7. Census Counts & Surveys

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.

Survey techniques should be chosen based on the species being counted. Some examples include:

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



Plateau Wildlife Services



Wildlife Management Plans

Your first step toward moving into Wildlife Management 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 Wildlife Management Valuation 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 Wildlife Management
2. Denials of tax valuations for Ag or Wildlife Management
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 saves our clients time and money.

Plateau Wildlife Services



Customized Annual Service Agreements

This is an annual 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, and assistance 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.



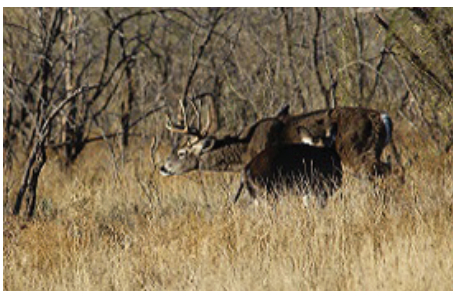
Plan Re-Files

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 Biologist, knowledgeable in Appraisal District requirements and activity guidelines, will review and document 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.

Plateau Wildlife Services



Predator Management

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. This program is ideal for properties that are not suitable for grazing or farming by allowing the land to qualify by hosting university-sponsored research.



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.

Learn more about Wildlife Services:

Scan our QR code for more information about our services, or visit: www.plateauwildlife.com/services.



Plateau Wildlife 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, Ground & Protein-Block Feeders

Plateau offers feeders ideal for managing your target wildlife species. Whether you are looking to attract songbirds, small wildlife, or deer, we have a range of feeders to fit your budget and need. Visit our website to learn more about these options:

- 20 pound bird feeder
- 100 and 200 pound ground feeders
- three-pound capacity protein block feeder

Plateau Wildlife Products



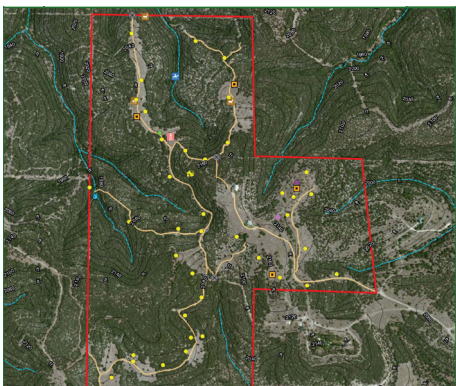
Platform Water Tables

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.



Custom 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. Printed maps are 2x3 feet in size, and can be printed on vinyl, laminated paper or archival paper for framing options.

Learn more about Wildlife Products:

Scan our QR code for more information about our products, or visit: www.plateauwildlife.com/products.



Frequently Asked Questions

Is wildlife management valuation an additional property tax break?

No. Your taxable value will remain at the same level as under your current ag or timber status. If your land is taxed under native pasture for ag then it will continue to be taxed as native pasture under wildlife management.

Can I keep part of my land in ag or timber and put part of it in wildlife management?

Yes. You can divide your land between these two valuations. You cannot carry both on the same acre of land at the same time, however.

Can I move back into ag or timber if I move my land into wildlife management?

Yes. Wildlife management is a form of ag and you will not lose any ag history while in wildlife management. You may move back to ag or timber at any time by filing a new application before May 1st.

May I continue livestock grazing or other agricultural uses under wildlife management?

Agricultural activities may be continued if they are compatible and secondary to your wildlife management use. You are not required to continue any form of agricultural production. Livestock can be a benefit to wildlife habitat if managed carefully.

Does being in wildlife management valuation restrict what I can do on my property?

No. Just like ag, you are free to use your property for other things and keep your special tax valuation as long as the primary use is managing for native Texas wildlife. Any secondary uses must not interfere with your wildlife management activities. It also does not restrict any future uses of your property.

Is fencing required?

No, fencing is not required but is allowed. High fences, low fences, or no fences at all are compatible with wildlife management use as long as the fencing does not interfere with your wildlife management activities.

Am I required to manage for game animals and hunting?

There is no requirement to hunt or manage for game animals; non-game wildlife management also qualifies and is very common. Many people manage for both game and non-game. You may manage for any wildlife species native to Texas that could occur on your property such as songbirds, butterflies and other pollinators, quail, rabbits, horned lizards, roadrunners, and wild turkey to name just a few.

Is keeping honeybees a wildlife management activity?

Raising or keeping honeybees is an agricultural use for properties 5-20 acres in size. Honeybees are not native wildlife, so it is not a wildlife management activity. However, raising honeybees does not interfere with most wildlife management practices so beekeeping is an acceptable secondary use for wildlife properties. Managing for native bees and other native pollinators can qualify for wildlife management.



Frequently Asked Questions



Is there a minimum acreage requirement to move into wildlife management?

There is no minimum acreage requirement unless your property has been reduced in size since the previous tax year. In those cases, the size requirement will depend on your appraisal region.

How does wildlife management valuation work?

A minimum of 3 of the practices listed on page 3 (with several options per category) are required annually. A wildlife management plan must be filed along with an application for open-space use. The plan should provide several key pieces of information, including the target wildlife species and the planned management activities. The target species should be appropriate for your property, and the plan and activities should be appropriate for your region as outlined in the TPWD Wildlife Management Planning Guidelines for your ecoregion.

Do I have to do different activities each year?

No, the same activities are acceptable each year as long as they are benefiting your target species and the activities continue to meet minimum intensity requirements.

Is there a filing deadline for the required wildlife management plan and application?

Yes. Applications must be filed between January 1 and April 30 for the effective year.

What is an annual report and how is it different than my plan?

A wildlife management plan is required when initially applying for a wildlife management valuation and includes the activities that you expect to conduct in the future. An annual report may be requested by your CAD each year. It lists the activities you actually conducted in the previous year and provides proof you are following your plan.

Is wildlife management valuation available in every county?

In 1995, the voters of Texas established wildlife management use in the Texas Constitution. State law and rules make it available in every county, though the available practices and intensity levels vary somewhat by ecoregion.

What resources are available to help?

- Plateau Land & Wildlife Management (<https://plateauwildlife.com/>)
- Texas Parks & Wildlife Department (https://tpwd.texas.gov/landwater/land/private/agricultural_land/)
- Texas Comptroller (<https://comptroller.texas.gov/forms/50-129.pdf>)
- Texas A&M Agrilife Extension Services
- Central Appraisal Districts
- USDA Natural Resources Conservation



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www.plateauwildlife.com

**For questions or assistance with an Ag application filing or wildlife management
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