



## OAK VISTA RANCH

### WILDLIFE MANAGEMENT PLAN SUMMARY

Enjoying and protecting Texas land and its wildlife is a heritage that is taken seriously by those who have the honor of owning a piece of Texas. In keeping with this heritage, Oak Vista Ranch has provided a benefit for its residents in the form of a wildlife management valuation (WMV) which provides landowners with a cost efficient means of keeping your property taxes very low (Usually at least 30-40 times less than market value).

The benefits of the WMV, aside from the great tax advantages are:

- Increased enjoyment of rural land by not having the expense and responsibility of livestock
- Improved quality and variety of your wildlife
- Enhanced re-sale value & beauty of your property over agriculture or market value
- Reduced liability by not running livestock

To achieve these benefits, Oak Vista Ranch has developed a wildlife management property association (WMPA), a legal entity managing for native Texas wildlife. Within the WMPA, each landowner must have their own wildlife management plan. To meet this requirement, Oak Vista Ranch has contracted with Plateau Land & Wildlife Management to provide the required plans to its landowners.

Plateau Land & Wildlife Management was founded to help rural Texas landowners achieve and maintain the most appropriate tax valuation for their property. Plateau is a group of wildlife biologists and registered property tax consultants specializing in helping rural landowners protect and enhance their land. The founders of Plateau worked for over 8 years with the members of the state legislature to get the WMV enabling legislation passed. They participated on the state's committee that produced the WM regulations. Plateau is the primary provider of education to the county appraisal districts in Texas on the WMV law.

Plateau's primary services include:

- The production of customized wildlife management plans
- Biological consultation to rural landowners
- Land and wildlife management services
- The sale and installation of wildlife management products
- Professional consultation regarding rural property tax appraisal issues

To produce your custom wildlife management plan, Plateau uses the following process:

- **Property Tax Research** to smooth the way for your WMV
- **On-Site Assessment** by a master-level wildlife biologist, including discussion of your goals and options for managing your land and professional advice to aid your decisions
- **A 5-year Wildlife Management Plan** detailing your chosen goals and activities, submitted for your review and comment
- **Three Custom Maps**, aerial, soil, topographic maps noting property boundaries and activities
- **Submission of a Formal Copy of Your Plan** to the county appraisal district
- **Professional Representation** of your wildlife management plan to the central appraisal district
- **A Resource Binder**, including all items submitted to the county appraisal district
- **Our quarterly newsletter, SEASONS**, on wildlife management in Texas.

## **Introduction to Wildlife Management Valuation**

### **Qualifications for Wildlife Management Use Appraisal:**

1. The land must have an existing 1-d-1 open spaces appraisal.
2. Wildlife management practices must sustain a breeding, migrating, or wintering population of animals native to Texas.
3. The property's primary use must be for wildlife management.
4. Animals must be produced for human use (food, medicine, hunting, active enjoyment, or passive enjoyment).
5. **At least 1 management activity in 3 different categories must be completed each tax year. Some of which will be conducted by the Wildlife Management Property Association at Oak Vista Ranch on the behalf of each individual owner.**
6. Practices must be appropriate and at the level of intensity specified by TPWD guidelines.

A wildlife management plan, **which must be submitted to the Central Appraisal District** for the purpose of transferring the tax valuation from agriculture to wildlife management valuation, describes historic and current land use practices, establishes landowner goals for the property, and describes specific activities the landowner has chosen to benefit native Texas wildlife and their habitats. The landowner's plan is designed in collaboration with the professional consultation from a wildlife biologist. The landowner chooses from a list of activities, but must perform a minimum of three activities per year. A complete plan will likely include elements of all seven wildlife management practice categories.

### **General Habitat Management Considerations/Recommendations:**

Fundamental requirements that must be considered when managing wildlife habitat include food, cover, water and the proper distribution of these elements. Wildlife and habitat management should be directed at maintaining a productive and healthy ecosystem. The ecosystem consists of the plant and animal communities found in an area along with soil, air, water and sunlight. All management activities should be aimed at conserving and improving the quantity and quality of soils, water and vegetation.

Managing for plant diversity is essential. A diverse habitat has a good mixture of various species of grasses, forbs (weeds), and browse (woody) plants. Plant communities with a diversity of grasses and native broad-leaved weeds are more productive than those comprised primarily of grasses. Many of these plants will be at various stages of growth, which adds another element of diversity. The diversity of vegetation increases the availability of food and cover for wildlife species. A greater diversity of range plants results in more food available during different periods of the year. The volume and diversity of plants protects the soil from erosion. The decomposition of vegetation also helps restore needed minerals to the soil to sustain plant life. Vegetation improves the water cycle by increasing water infiltration into the soil and reducing surface runoff. Periodic disturbances such as fire, soil disturbance, livestock grazing, and mowing can maintain a diverse plant community, simulating conditions under which plants and animals evolved within ecosystems in Texas.

An ecologically based habitat management program serves to improve water cycling, mineral cycling, and energy flow and manipulate plant succession. These processes enhance vegetative quantity, quality and diversity. The land's long-term health is improved and conserved for future generations to utilize as a source of income, recreation and for aesthetic enjoyment.

For more information or to find out how the professionals at Plateau Land & Wildlife Management can help contact us today.

PLATEAU (512) 894-3479				Wildlife Management Planning Matrix			Property: Oak Vista Ranch - CR 3430 LP			
Target species: Songbirds, Mourning Dove, Northern Bobwhite, Wild Turkey, small mammals						Date: 09-07-2006		County(ies): Lampasas Acres: 244		
TREATMENTS	Treatment Duration	Level of Intensity	Timing	2006	2007	2008	2009	2010	2011	
1. Habitat Control:										
a: Grazing Management	1 yr.		anytime							
b: Prescribed Burning	1 yr.	3%	Oct-Feb							
c: Range Enhancement (Re-seeding)	1 yr.	10%	Sep-Nov, Mar-May							
d: Brush Management	1 yr.	10%	Oct-Feb							
e: Riparian Management and Enhancement	5 yr.		anytime							
f: Wetland Enhancement	5 yr.		anytime							
g: Habitat Protection for Species of Concern	5 yr.		anytime							
h: Prescribed Control of Species	1 yr.		anytime							
i: Wildlife Restoration	1 yr.		anytime							
2. Erosion Control:										
a: Pond Construction and Major Repair	5 yr.		Jun - Sep							
b: Gully Shaping	5 yr.		Nov - Feb							
c: Streamside, Pond and Wetland Revegetation	3 yr.		Feb-Apr,Sep-Nov							
d: Native Plant Establishment on Erodible Areas	1 yr.	150 or 10%	Feb-Apr,Sep-Nov							
e: Dike / Levee Construction / Management	5 yr.		Jun - Sep							
f: Establish Water Diversion	5 yr.		anytime							
3. Predator Control:										
a: Predator Management	1 yr.		anytime							
b: Imported Red Fire Ant Control	1 yr.	10 Ac.	Mar-May&Sep-Nov							
c: Control of Cowbirds	1 yr.	100	Mar - Jun							
d: Grackle / Starling / House Sparrow Control	1 yr.	100	Mar - Jun							
4. Supplemental Water:										
a: Marsh / Wetland Restoration or Development	5 yr.		anytime							
b: Well/Troughs/Windmill Overflow/Other Wildlife Waterers	5 yr.		anytime							
c: Spring Development and / or Enhancement	5 yr.		anytime							
5. Supplemental Food:										
a: Grazing Management	1 yr.		anytime							
b: Prescribed Burning	1 yr.	15%	Oct-Feb							
c: Range Enhancement (Re-seeding)	1 yr.	10%	Sep-Nov, Mar-May							
d: Food Plots	1 yr.	1%	Aug-Nov, Feb-Apr							
e: Feeders and Mineral Supplementation	1 yr.	1/320 ac.	anytime							
f: Managing Tame Pasture, Old Fields, Croplands	1 yr.	5%	Oct-Feb							
g: Transition Management of Tame Grass Monocultures	1 yr.	25%	Sep-Nov, Mar-May							
6. Providing Shelter:										
a: Nest Boxes, Bat Boxes	1 yr.		Sep- Feb		OVRPA	OVRPA	OVRPA	OVRPA	OVRPA	
b: Brush Piles and Slash Retention	1 yr.	3%	anytime							
c: Fence Line Management	1 yr.	100yds.	Sep - Feb							
d: Hay Meadow, Pasture and Cropland Mgmt. for Wildlife	1 yr.		Aug - Feb							
e: Half-Cutting Trees or Shrubs	1 yr.	3/ac. On 10%	Mar - Jun							
f: Woody Plant / Shrub Establishment	1 yr.	500	Sep - Feb							
g: Natural Cavity / Snag Development	1 yr.	5/ac.On 5%	Sep - Feb							
7. Census:										
a:Spotlight Counts	1 yr.	3/yr.	Aug - Nov							
b:Incidental Observations & Stands Counts	1 yr.	5/yr.	Aug - Nov							
c:Aerial Counts	1 yr.		Aug - Nov							
d:Daylight Wildlife Counts	1 yr.	3- 5 mi.	anytime							
e:Harvest Data Collection and Record Keeping	1 yr.		Oct - Mar							
f:Browse Utilization Surveys	1 yr.	30 12ft² plots	Aug - Feb							
g:Endangered, Threatened or Protected Species	1 yr.		depends on species							
h:Census and Monitoring of Game & Nongame Wildlife	1 yr.		year around							
i:Time / Area Counts	1 yr.		anytime							
j:Roost Counts	1 yr.		Sep - Nov							
k:Songbird Transects and Counts	1 yr.		Mar - Jun		OVRPA	OVRPA	OVRPA	OVRPA	OVRPA	
l:Quail Call and Covey Counts	1 yr.		Sep - Nov							
m:Point Counts	1 yr.		anytime							
n:Drift Fences and Pitfall Traps	1 yr.		anytime							
o:Small Mammal Traps	1 yr.		anytime							
p:Bat Departures	1 yr.		May - Sep							