



Protecting and Enhancing the Value of
Your Greatest Asset – *YOUR LAND!*

PLATEAU SERVICE STATEMENT

Plateau Land & Wildlife Management is a group of professional wildlife biologists and registered property tax consultants who specializes in helping rural landowners protect and enhance their greatest asset (*their land!*), and to help them take advantage of tax incentives for doing so.

Plateau's primary services include:

- 1) the production of customized wildlife management plans to convert our client's Ag tax valuation to a wildlife management tax valuation
- 2) land and wildlife management services
- 3) the sale and installation of associated products
- 4) professional consultation regarding property tax appraisal issues.



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Plateau's Professional Services

The founders of **PLATEAU Land & Wildlife Management** were instrumental in moving wildlife management from a noble concept to an integral part of the Texas State Constitution. We also participated in writing the regulations that implement the law. Plateau continues our commitment to wildlife management by offering training and education to the central appraisal districts around the State, and pioneering services and products to support rural Texas landowners. The following is an overview of Plateau services.

- **Customized Wildlife Management Planning Services.** Services provided by Plateau professionals include development of customized five-year wildlife management plans for landowners transitioning from traditional agricultural exemption (open spaces land or 1-d-1 valuation) to Wildlife Management Valuation, revising existing Wildlife Management plans and providing annual plan updates as required.
- **Wildlife Biologist Consultation.** Plateau professionals perform an on-site assessment of your land to discuss your vision for your land and how the specific characteristics of your land will support that vision. The information from this meeting can be used to clarify if wildlife management is right for you, to update your existing wildlife plan or be used as the basis of your wildlife management plan.
- **Property Tax Consultation.** One of Plateau's Registered Property Tax Consultants will assess the current tax status of your property, make recommendations for actions to attain your goals regarding your property tax status, and represent you in matters concerning your property tax status in interactions with governing authorities.
- **Legal Consultation.** In addition to being a wildlife biologist, the President of Plateau, David Braun, is also an attorney whose practice is squarely focused on land and wildlife conservation. This fact provides Plateau clients with unprecedented services available through Braun & Associates.
- **Customized Mapping.** A Plateau cartographer can produce custom maps of your property in aerial, topographical and soil formats. These maps can be customized to show any features of your property you choose, including exact boundaries and locations for your chosen wildlife management activities. They can be matted and framed as you wish.
- **Annual Wildlife Management Services.** Plateau offers services to support landowners' efforts or for the non-resident landowner. Our on-site services assure the maintenance of favorable tax treatment.



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Details of Wildlife Management Plans: Plateau's professionals write customized wildlife management plan that exceed the standards of all central appraisal districts. Our plans include the following components:

- **Research** by one of our professionals on the requirements of your local taxing entities, the tax status of your property and the standards for the completion and filing of appropriate applications with final Wildlife Management Plan will be provided.
- **On-Site Assessment** by a master-level wildlife biologist of your land for wildlife management and restoration potential will be provided. This site visit includes discussion of your goals for your land and options for managing, and professional advice to aid your decisions.
- **A 5-year Wildlife Management Plan** detailing your chosen management practices to meet your goals and satisfy your requirements will be completed within 45 days of the site visit and submitted for your review and comment.
- **Three Custom-Made Maps** of your property created over an aerial photograph, a soil map and a USGS topographic map with boundaries are provided. All include important features of your property (such as your property boundary) and the locations of your chosen wildlife management activities.
- **A Formal Copy of Your Plan**, supporting documents, and the filed application will be submitted by Plateau in a bound format to the central appraisal district.
- **Professional representation** of your wildlife management plan to the central appraisal district, assuring that all important aspects of your plan will be considered to assure acceptance.
- **A Resource Binder**, including a copy of your plan, maps of your property, your chosen wildlife management practices, recommendations for record keeping, and resource materials will aid your wildlife management efforts.
- **Our quarterly newsletter, SEASONS**, with articles, information and suggestions for seasonally appropriate wildlife activities will keep your plan on track and keep you updated on wildlife management in Texas.

Plateau provides this complete service for the single fee of \$1,695 for up to 100 acres plus \$0.35 per acre for additional acreage. Properties in excess of 2,000 acres will be on a bid basis.

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Call us to set an appointment with one of our wildlife biologists to talk about your land's potential!
Phone: 512.894.3479 or Toll Free: 888.289.9409
Visit our web site at www.plateauwildlife.com or E-mail us at plateau@plateauwildlife.com



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WILDLIFE MANAGEMENT VALUATION & PLATEAU

The wildlife management tax valuation (WMV) is not for everyone. The property must have an agricultural tax valuation to convert to WMV*. Wildlife management is a tax valuation that is exactly the same as your current agricultural tax valuation. It provides landowners more options for managing their land and is usually a more cost efficient means of maintaining a favorable tax valuation than an Ag valuation since there are no costs for fencing, veterinary or other costs associated with farming or ranching.

Plateau is not in the business of discouraging farming or ranching. (We like to eat as well as anyone!) We have great respect for what farmers and ranchers do for the rest of our country and the world. Wildlife biologists have learned a great deal from ranchers and farmers about being good stewards of the land. Protecting and enjoying the land and its wildlife is a Texas heritage that is taken most seriously by those who have the honor of owning a piece of Texas.

Plateau was founded to help rural Texas landowners achieve and maintain the most appropriate tax valuation for their property. We typically work with two groups of clients: ranchers and farmers who no longer want to continue ranching or farming but want to continue caring for their land and its wildlife, and the new rural landowners who want to have their own wildlife preserve without having to deal with livestock or farming. Of course, maintaining a favorable tax valuation is a great incentive for good stewardship of Texas land.

The founders of Plateau have a long-term commitment to WMV for Texas. They worked with the State Legislature for more than eight years to get wildlife management into Texas law. They sat on the State committee that wrote the implementing regulations. And, Plateau professionals continue to offer training in WMV to the staff of county appraisal districts around the state. No other organization has a greater depth or breadth of knowledge in the law or provides a wider variety of services in WMV. Plateau stands alone as the premier provider of wildlife management services.

Plateau Land & Wildlife Management is a group of wildlife biologists and registered property tax consultants who specializes in helping rural landowners protect and enhance their greatest asset - *their land!*, and helping them take advantage of tax incentives for doing so. Plateau's primary services include:

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

For more information, please visit our website at www.plateauwildlife.com.

** (The one exception is an EcoLab or ecological laboratory. If you don't have an Ag valuation, ask a Plateau professional about EcoLab.)*



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PROPERTY TAX CONSULTATION SERVICES

In addition to the other services that Plateau provides to rural landowners, we also provide property tax consultation in matters dealing with your agricultural or wildlife management tax valuations. Plateau is uniquely qualified to perform this service because we have master-level biologists on staff who are also registered property tax consultants. This means Plateau professionals have a greater understanding of your property tax issues relative to agriculture and wildlife management. One of the most important aspects of our property tax consultation services is that we resolve more than 90% of cases informally. This Plateau ability saves our clients much time and money by avoiding expensive actions with the Appraisal Review Boards or Central Appraisal District staff and keeping your expenses low.

The primary property tax consultation services that Plateau offers are:

- Representing client's interests in their ability to receive and maintain agricultural or wildlife management tax exemptions
- Denials of tax exemptions
- On-site representation of our clients with the Central Appraisal Districts
- Tax valuation issues on non-agricultural or wildlife management properties and improvements

This is another way Plateau Land & Wildlife helps you protect and enhance your most valuable asset
– ***Your Land!***

*For more information, call to talk with one of our Registered Property Tax Consultants today.
In the Austin area, call 512.894.3479, or toll free at 888.289.9409
In the San Antonio area, call toll free 888.804.7383*