



Appointment of Agent for Property Tax Matters

Property Tax
Form 50-162

This form is for use by a property owner in designating a lessee or other person to act as the owner's agent in property tax matters. You should read all applicable law and rules carefully, including Section 1.111 of the Texas Property Tax Code and Comptroller Rule 9.3044. This designation will not take effect until filed with the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the date of a written revocation filed with the appraisal district by the owner or the owner's designated agent, or (2) the expiration date, if any, designated below.

In some cases, you may want to contact your appraisal district or other local taxing units for free information and/or forms concerning your case before designating an agent.

Caldwell Central Appraisal District

Appraisal District Name

Date Received (appraisal district use only)

STEP 1: Owner's Name and Address:

WHE PROPERTIES LLC

Name

(512) 350-3532

Telephone Number (include area code)

7890 County Road 2200

Address

Lampasas, TX 76550

City, State, Zip Code

STEP 2: Identify the Property for Which Authority is Granted. Identify all property for which you are granting the agent authority and, unless granting authority for all property listed for you, provide at least one of the property identifiers listed below (appraisal district account number, physical or situs address, or legal description). A chief appraiser may, if necessary to identify the property, request additional information. Additionally, in lieu of listing property below, you may attach a list of all property to which this appointment applies, denoting the total number of additional pages attached in the lower right-hand corner below.

- (check one)
- ☐ all property listed for me at the above address
- ☒ the property(ies) listed below:

See attached list

Appraisal District Account Number	Physical or Situs Address of Property
Legal Description	
Appraisal District Account Number	Physical or Situs Address of Property
Legal Description	
Appraisal District Account Number	Physical or Situs Address of Property
Legal Description	
Appraisal District Account Number	Physical or Situs Address of Property
Legal Description	

If you have additional property for which authority is granted, attach additional sheets providing the appraisal district account number, physical or situs address, or legal description for each property.
Identify here the number of additional sheets attached: 1



Appointment of Agent for Property Tax Matters

STEP 3: Identify the Agent:

Plateau Land and Wildlife Management, Inc.

512-894-3479

Name

Telephone Number (include area code)

P.O. Box 1251

Address

Dripping Springs, TX 78620

City, State, Zip Code

STEP 4: Specify the Agent's Authority:

The agent identified above is authorized to represent me in (check one):

☐

all property tax matters concerning the property identified

☒

the following specific property tax matters:

Representation re: 1-d-1 open-space matters including filing protests and ARB hearings

The agent identified above is authorized to receive confidential information pursuant to Tax Code §§11.48(b)(2), 22.27(b)(2), 23.123(c)(2), 23.126(c)(2), and 23.45(b)(2):

☒

Yes

☐

No

I hereby direct, as indicated below, the appraisal district, appraisal review board, and each taxing unit participating in the appraisal district to deliver the documents checked below to the agent identified above regarding the property identified. I acknowledge that such documents will be delivered only to the agent at the agent's address indicated above and will not be delivered to me unless the affected offices choose to send me copies or are otherwise required by law. I understand that these documents can affect my legal rights and that the appraisal district, appraisal review board, and the taxing units are not required to send me copies if I direct them to deliver the documents to my agent.

☐

all communications from the chief appraiser

☐

all communications from the appraisal review board

☐

all communications from all taxing units participating in the appraisal district

STEP 5: Date the Agent's Authority Ends. Pursuant to Tax Code §1.111(c), this designation remains in effect until the date indicated or until a written revocation is filed with the appraisal district by the property owner or the owner's designated agent. A designation may be made to expire according to its own terms but is still subject to prior revocation by the property owner or designated agent. Pursuant to Tax Code §1.111(d), a property owner may not designate more than one agent to represent the property owner in connection with an item of property. The designation of an agent in connection with an item of property revokes any previous designation of an agent in connection with that item of property. By designating an agent on this form, previous designations of other agents in connection with the items of property shown on the form are revoked.

Date Agent's Authority Ends December 31, 2030

STEP 6: Identification, Signature, and Date:

DocuSigned by:

sign
here

GEORGE WALKER

4/24/2026

94D7BB82E2F849B...

Signature of Property Owner, Property Manager, or Other
Person Authorized to Act on Behalf of the Property Owner*

Date

print
here

GEORGE WALKER

President

Printed Name of Property Owner, Property Manager, or Other
Person Authorized to Act on Behalf of the Property Owner

Title

The individual signing this form is (check one):

☒

the property owner

☐

a property manager authorized to designate agents for the owner

☐

other person authorized to act on behalf of the owner other than the person being designated as agent

* This form must be signed by the property owner, a property manager authorized to designate agents for the owner, or other person authorized to act on behalf of the owner other than the person being designated as agent. If you are a person other than the property owner, the appraisal district may request a copy of the document(s) authorizing you to designate agents or act on behalf of the property owner.

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Section 37.10, Penal Code.

For more information, visit our website: www.window.state.tx.us/taxinfo/proptax

CALDWELL COUNTY					
Property ID	Owner	Legal Description	*	Total Acreage	Wildlife Management Acreage
133488	WHE PROPERTIES LLC	A013 HINDS, GERRON, ACRES 51.0		51.000	51.000
133489	WHE PROPERTIES LLC	A013 HINDS, GERRON, ACRES 36.91		36.910	36.910
		Total Acres		87.910	87.910

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1-D-1 Open Space Agricultural Valuation Wildlife Management Plan for the Year(s)

2026-2030

Submit this plan to your County Chief Appraiser, not to Texas Parks and Wildlife Department

Part I. Owner Information

Account Number:

See attached list

Owner's Name: WHE PROPERTIES LLC

Current mailing address: 7890 County Road 2200

City, town, post office, state and zip code: Lampasas, TX 76550

Phone number: (512) 350-3532

Tract Name: _____

Majority County: Caldwell

Additional Counties (if any): _____

Part II. Property Description

Legal Description of Property: See attached list

Location of Property (distance and direction from nearest town; specify highway/road numbers):
See attached wildlife management plan

Is Acreage under high fence: ☐ Yes ☒ No ☐ Partial: (Describe) _____

Total Acreage: 87.910

Ecoregion Post Oak Savannah

(refer to Comprehensive Wildlife Management Planning Guidelines)

Habitat Types and Amounts of Acres:

Appraisal Region: Post Oak Savannah

- | | | |
|--|--|--|
| ☐ Cropland _____ | ☐ Bottomland/Riparian _____ | ☐ wetlands _____ |
| ☐ Non-native Pasture _____ | ☐ Pasture/Grassland _____ | ☐ timberlands _____ |
| ☒ Native Range/Brush <u>87.910</u> | ☐ Other (describe) _____ | |

III. Species targeted for management. (List all that apply. Attach additional page(s) if needed)

☒ Deer ☒ turkey ☐ quail ☒ songbirds ☐ waterfowl ☒ doves ☐ bats

☐ Neotropical songbirds (List) _____

☐ Reptiles (list) _____

☐ Amphibians (list) _____

☒ Small mammals (list) Rabbits and Squirrels

☐ Insects (list) _____

☐ Identified species of concern (List) _____

☐ Other (List) _____

Part IV. Management Plan Goals and Objectives

Describe the wildlife management **goals** (what you want the property to look like, or want to be able to do with it) and **objectives** (how you intend to achieve these goals) for this piece of property. You may use an additional page if needed. (Note: This space will expand as you type.)

See attached wildlife management plan

Part V. Qualifying Wildlife Management Activities

Check the wildlife management practices to be implemented on the property during the coming year that will support and achieve your management goals. A minimum of three practices is required.

- | | |
|---|--|
| ☒ Habitat control | ☒ Provide supplemental supplies of water |
| ☐ Erosion control | ☒ Provide supplemental supplies of food |
| ☐ Predator control | ☒ Provide shelters |
| ☒ Making census counts to determine population. | |

Part VI. White tail Deer and Mule Deer Population Management

Is hunting to be a part of this wildlife management plan? ☐ Yes ☒ No
 If YES, type of hunting: ☐ Lease hunting ☐ Family/guests only ☐ Both

List deer harvest for past three seasons:

Year: _____	Bucks: _____	Does: _____
Year: _____	Bucks: _____	Does: _____
Year: _____	Bucks: _____	Does: _____

Population Management Goals:

Target Density for Pre-season Deer Population (fall density) _____
 Target Sex Ratio (does/buck): _____
 Target Production (fawns/doe): _____
 Other (may be age, weight, antler measurements, browse conditions, etc.) _____

Deer Harvest Strategy (numbers, types of deer to be harvested to achieve goals): _____

Part VII. Wildlife Management Association Membership

Are you a member of a wildlife management association (co-op)? ☐ Yes ☒ No
 Are you a member of a wildlife property association? ☐ Yes ☒ No
 Name of wildlife property co-op/association, if YES is checked. _____

Part VIII. Wildlife Management Activities

Check the activities you intend to implement during the year to support each of the wildlife management activities listed in Part V.

1. HABITAT CONTROL

☐ *Grazing management.* Check grazing system being utilized.

☐ 1 herd/3pasture ☐ 1 herd/4 pasture ☐ 1 herd/multiple pasture

☐ High intensity/low frequency (HILF) ☐ Short duration system

☐ Other type of grazing system (describe) _____

Additional Information: _____

☐ *Prescribed Burning*

Acres to be burned: _____ Planned burn date: _____

Additional Information: _____

☐ *Range Enhancement (Range Reseeding)*

Acres to be seeded: _____ Date to be seeded: _____

Seeding Method: ☐ Broadcast ☐ Drilled ☐ Native Hay

Seeding mixture to be used: _____

Fertilized: ☐ Yes ☐ No

Weed control needed for establishment? ☐ Yes ☐ No

Additional Information: _____

☐ *Brush Management.* Acres to be treated: _____ Check method of brush management:

☐ Mechanical

☐ grubber ☐ chain ☐ roller chopper/aerator ☐ rhome disc

☐ brush hog (shredder) ☐ dozer ☐ hand-cutting (chainsaw)

☐ hydraulic shears ☐ other (describe): _____

☐ Chemical Kind: _____ Rate: _____

☐ Brush management design:

☐ block ☐ mosaic ☐ strips: width: _____ Length: _____

Additional Information: _____

☐ *Fence Modification*

Target species: ☐ pronghorn antelope ☐ bighorn sheep

Technique: ☐ fold up bottom of net-wire Gap width: _____

☐ replace sections of net-wire with barbed wire. Gap width: _____

Miles of fencing that will be modified: _____

☐ replace entire net-wire fence with barbed wire. Miles replaced: _____

Additional Information: _____

☐ *Riparian management and enhancement*

☐ Fencing of riparian area

☐ Complete fencing ☐ Partial fencing

☐ Deferment from livestock grazing

☐ Complete deferment ☐ partial deferment Season deferred : _____

☐ Establish vegetation

☐ Trees (list species) _____

☐ Shrubs (list species) _____

☐ Herbaceous species (list) _____

Additional Information: _____

☐ *Wetland enhancement*

☐ Provide seasonal water ☐ Provide permanent water ☐ Moist soil management

☐ Other (describe) _____

Additional Information: _____

☐ *Habitat Protection for species of concern*

☐ Fencing ☐ Firebreaks ☐ Prescribed burning ☐ Control of nest parasites

☐ Habitat manipulation (thinning, etc.) ☐ Native/exotic ungulate control

☐ Other (describe) _____

Additional Information: _____

☒ *Prescribed Control of Native, Exotic and Feral Species*

☒ Prescribed control of vegetation

☐ Prescribed control of animal species

☒ Species being controlled: Chinaberry

☒ Method of control: Mechanical/Chemical

Additional Information: Minimum 0.1 acres exotic vegetation will be controlled annually

☐ *Wildlife Restoration*

☐ Habitat restoration

☐ Wildlife restoration

☐ Target species: _____

☐ Method of restoration: _____

Additional Information: _____

2. EROSION CONTROL

☐ Pond construction and repair

Surface area (acres): _____ Number of cubic yards of soil displaced: _____

Length of dam (feet): _____ Planned date of construction: _____

Additional Information: _____

☐ Gully shaping

Total acres to be treated: _____ Acres treated annually: _____

Seeding mix used for reestablishment of vegetation: _____

Planned date of construction: _____

Additional Information: _____

☐ Streamside, pond, and wetland revegetation. Techniques used:

☐ Native hay bales ☐ Fencing ☐ Filter strips ☐ Seeding upland buffer

☐ Rip-rap, etc. ☐ stream crossings ☐ Other: _____

Planned date of construction: _____

Additional Information: _____

☐ Herbaceous and/or woody plant establishment on critical areas (erodible)

☐ Establish windbreak ☐ Establish shrub mottes ☐ Improve plant diversity

☐ Improve wildlife habitat ☐ Conservation/no-till practices ☐ Manage CRP cover

Additional Information: _____

☐ Dike/Levee Construction/Management

☐ Reshaping/repairing erosion damage ☐ Revegetating/stabilize levee areas

☐ Install water control structure ☐ Fencing

Additional Information: _____

☐ Establish water diversion

Type: ☐ Channel ☐ Ridge

Slope: ☐ level ☐ graded Length (feet) _____

Vegetated: ☐ No ☐ Yes

If Yes: ☐ Native: _____ ☐ Crop: _____

Additional Information: _____

3. PREDATOR CONTROL

- ☐ Imported red fire ants (verify prior to application that product is labeled for pasture use)
- ☐ Control of cowbirds ☐ Grackle/starling/house sparrow control
- Method of control: ☐ Trapping ☐ Shooting ☐ Baiting ☐ Scare tactics _____
- ☐ Coyotes ☐ Feral hogs ☐ Raccoon ☐ Skunk ☐ Bobcat ☐ Mountain lion
- ☐ Rat snakes ☐ Feral cats/dogs
- Method of control: ☐ Trapping ☐ Shooting ☐ M-44 (licensed applicators)
- ☐ Poison collars (1080 certified, licensed, applicator) ☐ Other _____
- Additional Information: _____

4. SUPPLEMENTAL WATER

- ☐ *Marsh/Wetland Restoration or Development*
- ☐ Greentree reservoirs ☐ Shallow roost pond development ☐ Seasonally flooded crops
- ☐ Artificially created wetlands ☐ Marsh restoration/development/protection
- ☐ Prairie pothole restoration/development/protection ☐ Moist soil management units
- Planned date of construction: _____
- Additional Information: _____

- ☒ *Well/trough/windmill overflow/other wildlife watering facilities*
- ☐ Drill new well Depth: _____ Gallons per minute: _____
- ☐ Windmill ☐ Pump ☐ Pipeline: Size: _____ Length: _____
- ☐ Modification(s) of existing water source
- ☐ Fencing ☐ Overflow ☐ Trough modification ☐ Pipeline
- Distance between water sources (waterers): _____
- Type of wildlife watering facility:
- | | | | | | |
|--|---------------------------|-------|---|---|-------|
| ☐ PVC pipe facility | # | _____ | ☐ Drum with faucet or float | # | _____ |
| ☐ Small game guzzler | # | _____ | ☐ Windmill supply pipe dripper | # | _____ |
| ☐ Plastic container | # | _____ | ☐ In-ground bowl trough | # | _____ |
| ☐ Big game guzzler | # | _____ | ☐ Inverted umbrella guzzler | # | _____ |
| ☐ Flying saucer guzzler | # | _____ | ☐ Ranch Specialties guzzler | # | _____ |
| ☒ Other: | (1) Wildlife water source | | | | |

Additional Information: _____ Wildlife-friendly water source will be monitored and maintained year round

- ☐ *Spring development and/or enhancement*
- ☐ Fencing ☐ Water diversion/pipeline ☐ Brush removal ☐ Spring clean out
- ☐ Other: _____

Additional Information: _____

5. PROVIDING SUPPLEMENTAL FOOD

☐ Grazing management ☐ Prescribed burning ☐ Range enhancement

☐ Food plots Size: _____ Fenced: ☐ Yes ☐ No

Irrigated: ☐ Yes ☐ No

Plantings: ☐ Cool season annual crops: _____

☐ Warm season annual crops: _____

☐ Annual mix of native plants: _____

☐ Perennial mix of native plants: _____

Additional Information: _____

☒ *Feeders and mineral supplementation*

Purpose: ☒ Supplementation ☐ Harvesting of wildlife

Targeted wildlife species: _____ Songbirds, dove, and turkey

Feed type: _____ Mixed Grains Mineral type: _____

Feeder type: _____ Free Choice Number of feeders: 1

Method of mineral dispensing: _____

Number of mineral locations: _____

Year round: ☒ Yes ☐ No If not, state when: _____

Additional Information: _____ Feeder will be monitored and filled year round

☐ *Managing tame pasture, old fields and croplands*

☐ Overseeding cool and/or warm season legumes and/or small grains

☐ Periodic disturbance (Discing/Mowing/Shredding) ☐ Conservation/no-till

Additional Information: _____

☐ *Transition management of tame grass monocultures*

☐ Overseed 25% of tame grass pastures with locally adapted legumes

Species planted: ☐ Clover ☐ Peas ☐ Vetch ☐ Other: _____

Additional Information: _____

7. CENSUS	
☐ <i>Spotlight counts</i>	Targeted species: _____ Length of route: _____ Visibility of route: _____ Dates (3 required) A. _____ B. _____ C. _____ <i>Additional Information:</i> _____
☐ <i>Standardized incidental observations</i>	Targeted species: _____ Observations from: ☐ Feeders ☐ Food plots ☐ Blinds ☐ Vehicle ☐ Other _____ Dates: _____ <i>Additional Information:</i> _____
☐ <i>Stand counts of deer</i> (5 one hour counts per stand required).	Number of stands: _____ Dates: _____ <i>Additional Information:</i> _____
☐ <i>Aerial Counts</i>	Species counted: _____ Type of survey: ☐ Helicopter ☐ Fixed-wing Percent of area surveyed: ☐ Total ☐ 50% ☐ Other: _____ <i>Additional Information:</i> _____
☐ <i>Track counts:</i>	☐ Predators ☐ Furbearers ☐ Deer ☐ Other: _____ <i>Additional Information:</i> _____
☐ <i>Daylight deer herd/wildlife composition counts</i>	Species: ☐ Deer ☐ Turkey ☐ Dove ☐ Quail ☐ Other _____ <i>Additional Information:</i> _____
☐ <i>Harvest data collection/record keeping:</i>	☐ Deer ☐ Game birds ☐ Age ☐ Weight ☐ Sex ☐ Antler data ☐ Harvest date <i>Additional Information:</i> _____
☐ <i>Browse utilization surveys</i> (thirty 12-foot circular plots required)	<i>Additional Information:</i> _____
☐ <i>Census of endangered, threatened, or protected wildlife.</i>	Species: _____ Method and dates: _____ <i>Additional Information:</i> _____

☐ **Census and monitoring of nongame wildlife species.** Species: _____
 Method and dates: _____
 Additional Information: _____

☒ **Miscellaneous Counts:** Species being counted: All avian species
☐ Remote detection (i.e., cameras) ☐ Hahn (walking) line ☐ Roost counts
☐ Booming ground counts ☐ Time/area counts ☒ Songbird transects and counts
☐ Quail call and covey counts ☐ Point counts ☐ Small mammal traps
☐ Drift fences and pitfall traps ☐ Bat departures ☐ Dove call counts
☐ Chachalaca counts ☐ Turkey hen/poultry counts ☐ Waterfowl/water bird counts
☐ Alligator nest/census counts ☐ Other: _____
 Additional Information: Annual breeding or winter/resident bird survey will be conducted

IX. Additional Supporting Information. (Optional)

Attach any other supporting information, such as maps or photographs that you believe to be relevant to this wildlife management plan.

I certify that the above information provided by me in this application is to the best of my knowledge and belief, true and complete.

DocuSigned by:
GEORGE WALKER
 04D78B82E2E349B...
 Landowner Signature

4/24/2026

Date

This area for use only if the wildlife management plan was prepared for the above landowner for a fee by a wildlife professional or consultant. *

Danielle Belleny

March 9, 2026

Signature of person preparing wildlife management plan.

Date

Plateau Land & Wildlife Management, Inc.

512-894-3479

Company

Phone Number

*Signature by TPWD not required for this plan to be valid.

Texas Parks and Wildlife does not maintain the information collected through this form. This completed form is only provided to the County Tax Appraiser. Please inquire with your County Central Appraisal District on any local laws concerning any information collected through this form.

CALDWELL COUNTY					
Property ID	Owner	Legal Description	*	Total Acreage	Wildlife Management Acreage
133488	WHE PROPERTIES LLC	A013 HINDS, GERRON, ACRES 51.0		51.000	51.000
133489	WHE PROPERTIES LLC	A013 HINDS, GERRON, ACRES 36.91		36.910	36.910
Total Acres				87.910	87.910

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Application for 1-d-1 (Open-Space) Agricultural Use Appraisal

Form 50-129

Caldwell CAD

Appraisal District's County

See attached legal descriptions

Appraisal District Account Number (if known)

2026

Tax Year

GENERAL INFORMATION: Texas Constitution, Article VIII, Section 1-d-1, and Tax Code, Chapter 23, Subchapter D, provide for open-space land appraisal.

FILING INSTRUCTIONS: File this form with the appraisal district office in each county in which the property is located. **Do not file this document with the Texas Comptroller of Public Accounts.**

SECTION 1: Property Owner/Applicant

The applicant is the following type of property owner:

☐

Individual

☐

Partnership

☐

Corporation

☒

Other (specify): LLC

WHE PROPERTIES LLC

Name of Property Owner

Date of Birth

Physical Address, City, State, ZIP Code

(512) 350-3532

Primary Phone Number (area code and number)

Email Address*

7890 County Road 2200 Lampasas, TX 76550

Mailing Address, City, State, ZIP Code (if different from the physical address provided above)

SECTION 2: Authorized Representative

If you are an individual property owner filing this application on your own behalf, skip to Section 3; all other applicants are required to complete Section 2.

Please indicate the basis for your authority to represent the property owner in filing this application:

☐

Officer of the company

☐

General partner of the company

☐

Attorney for property owner

☒

Agent for tax matters appointed under Tax Code Section 1.111 with completed and signed Form 50-162

☐

Other and explain basis:

Plateau Land & Wildlife Management, Inc.

Name of Authorized Representative

512-894-3479

Title of Authorized Representative

Primary Phone Number (area code and number)

Plateau@plateauwildlife.com

Email Address*

P.O. Box 1251 Dripping Springs, TX 78620

Mailing Address, City, State, ZIP Code

SECTION 3: Property Description and Information

Provide the descriptive information requested below for the property that is the subject of this application or attach last year's tax statement, notice of appraised value or other correspondence identifying the property.

See attached legal descriptions

Account Number (if known)

87.910 out of 87.910

Number of Acres (subject to this application)

Legal description, abstract numbers, field numbers and/or plat numbers:

See attached legal descriptions

SECTION 3: Property Description and Information (concluded)

Select the appropriate box in response to each question below.

1. Did this appraisal district allow 1-d-1 appraisal on this property last year? ☒ Yes ☐ No
If yes, continue to question 2. If no, skip to Section 4 and complete all applicable questions.
If the land is used to manage wildlife, also complete Section 5.
2. Has the property's ownership changed since Jan. 1 of last year or since submitting the last application? ☒ Yes ☐ No
If no, skip to question 5 and then complete only those parts of Sections 4 and 5 that have changed since the earlier application or any information in Sections 4 and 5 the chief appraiser requests.
3. Has the former owner passed away **and** are you the surviving spouse? ☐ Yes ☒ No
4. Is the new owner using the land in materially the same way as in the preceding year **and** is the use overseen or conducted by the same individuals who oversaw or conducted that use in the preceding year? ☐ Yes ☒ No
If yes to questions 3 and/or 4, complete only those parts of Sections 4 and 5 that have changed since the earlier application or any information in Sections 4 and 5 the chief appraiser requests.
If no to both questions 3 and 4, the new owner must complete all applicable questions in Section 4 and, if the land is used to manage wildlife, complete Section 5.
5. Is this property located within the corporate limits of a city or town? ☐ Yes ☒ No

SECTION 4: Property Use

1. Describe this property's current and past agricultural uses as described in Section 3, starting with the current year and working back five years or until five out of seven years of agricultural use is shown. Use the agricultural land categories listed in the *Important Information* section of this form. Divide the total acreage according to individual uses to which the land is principally devoted. Five years of continuous agricultural use may be required if the land is located within the corporate limits of a city or town.

Year	Agricultural Use Category of Land (List all that apply)	Acres Principally Devoted to Agricultural Use
Current	Wildlife Management	87.910
1	Native Pastureland	87.910
2	Native Pastureland	87.910
3	Native Pastureland	87.910
4	Native Pastureland	87.910
5	Native Pastureland	87.910
6	Native Pastureland	87.910
7	Native Pastureland	87.910

2. (a) List the livestock, exotic animals or exotic fowl raised or kept or the type of wildlife managed on the property and the number of acres used for each activity. Attach a list if the space is not sufficient.

Livestock, Exotic or Wildlife	Number of Acres
See Wildlife Management Plan	87.910

- (b) List the number of head of livestock or exotic animals raised or kept on the property (average over the year). Attach a list if the space is not sufficient.

Livestock or Exotics	Number of Head

3. List the crops grown (including ornamental plants, flowers or grapevines) and the number of acres devoted to each crop. Attach a list if the space is not sufficient.

Type of Crop	Number of Acres

SECTION 4: Property Use (concluded)

4. List the participation in any government programs for planting cover crops or land lying idle and the number of acres devoted to each program. Attach a list if the space is not sufficient.

Program Name	Number of Acres

5. If the property is now used for any nonagricultural activities, list all nonagricultural uses and the number of acres devoted to each use. Attach a list if the space is not sufficient.

Nonagricultural Use	Number of Acres

SECTION 5: Wildlife Management Use

Complete this section only if the land is used for wildlife management. If the land is not used for wildlife management, do not complete this section.

1. If the land is used to manage wildlife, list at least three of the wildlife management practices being used (listed and described in the *Important Information* section of this form).

A. SEE WILDLIFE MANAGEMENT PLAN ATTACHED

B. _____

C. _____

2. Indicate the property's agricultural land use category (described in the *Important Information* section of this form) for the tax year preceding the land's conversion to wildlife management use. For example, if the land was categorized as native pasture before conversion to wildlife management, native pasture would be the response as it is the category of use prior to conversion.

* Land's Agricultural Use Prior to Wildlife Conversion: Native Pastureland

3. Does the property have a wildlife management plan that uses the appropriate Texas Parks and Wildlife Department form? ☒ Yes ☐ No
If yes, attach the property's wildlife management plan using the appropriate Texas Parks & Wildlife Department form (obtained at www.tpwd.texas.gov/landwater/land/private/agricultural_land/).

4. Was the land subject to wildlife management a part of a larger tract of land qualified for 1-d-1 or timberland appraisal on Jan. 1 of the previous year? ☐ Yes ☒ No

5. Is any part of the land subject to wildlife management managed through a wildlife management property association? ☐ Yes ☒ No
If yes, attach a written agreement obligating the owners in the association to perform wildlife management practices necessary to qualify wildlife management land for 1-d-1 appraisal.

6. Is any part of the land located in an area designated by Texas Parks and Wildlife Department as a habitat for an endangered species, a threatened species or a candidate species for listing as threatened or endangered? ☐ Yes ☒ No

7. (a) Is the land that is the subject of this application subject to a permit issued under Federal Endangered Species Act Section 7 or 10(a)? ☐ Yes ☒ No

- (b) If yes, is the land included in a habitat preserve and subject to a conservation easement created under Texas Natural Resources Code Chapter 183 or part of a conservation development under a federally approved habitat conservation plan? ☐ Yes ☒ No

If yes to questions 7(a) and (b), provide evidence of the permit and of the conservation easement or habitat conservation plan. Your application cannot be approved without this evidence.

8. Is the land that is the subject of this application actively used for a conservation or restoration project providing compensation for natural resources damage under one or more of the following laws:

Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. Section 9601 et seq.) ☐ Yes ☒ No

Oil Pollution Act (33 U.S.C. Section 2701 et seq.) ☐ Yes ☒ No

Federal Water Pollution Control Act (33 U.S.C. Section 1251 et seq.) ☐ Yes ☒ No

Texas Natural Resources Code Chapter 40 ☐ Yes ☒ No

If yes to any of the above, provide evidence of the conservation easement, deed restriction or settlement agreement with the Texas Commission on Environmental Quality. Applications without this evidence cannot be approved.

SECTION 6: Conversion to Timber Production

1. Was the land subject to this application converted to timber production after Sept. 1, 1997? ☐ Yes ☒ No
- If yes, on what date was it converted to timber production?
2. Does the property owner wish to have the land subject to this application continue to be appraised as 1-d-1 land? ☒ Yes ☐ No

SECTION 7: Certification and Signature

NOTICE REGARDING PENALTIES FOR MAKING OR FILING AN APPLICATION CONTAINING A FALSE STATEMENT: If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

GEORGE WALKER

I,

Printed Name of Property Owner or Authorized Representative

, swear or affirm the following:

1. that each fact contained in this application is true and correct;
2. that the property described in this application meets the qualifications under Texas law for the special appraisal claimed;
3. that I have read and understand the *Notice Regarding Penalties for Making or Filing an Application Containing a False Statement*.

**sign
here** ➡**GEORGE WALKER**

94D7BB82E2F849B...

Signature of Property Owner or Authorized Representative

4/24/2026

Date

* May be confidential under Government Code §552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

Important Information

GENERAL INFORMATION

Agricultural use includes, but is not limited to, the following activities: (1) cultivating the soil; (2) producing crops for human food, animal feed, or planting seed or for the production of fibers; (3) floriculture, viticulture and horticulture; (4) raising or keeping livestock; (5) raising or keeping exotic animals or fowl for the production of human food or fiber, leather, pelts or other tangible products having a commercial value; (6) planting cover crops or leaving land idle for the purpose of participating in a governmental program provided the land is not used for residential purposes or a purpose inconsistent with agricultural use or leaving the land idle in conjunction with normal crop or livestock rotation procedures; (7) producing or harvesting logs and posts used for construction or repair of fences, pens, barns or other agricultural improvements on adjacent open-space land having the same owner and devoted to a different agricultural use; (8) wildlife management; and (9) beekeeping.

Wildlife management is defined as actively using land that at the time the wildlife-management use began, was appraised as qualified open-space or timberland under Tax Code, Chapter 23, Subchapter D or E, to propagate a sustaining breeding, migrating or wintering population of indigenous wild animals for human use, including food, medicine or recreation, in at least three of the following ways: (1) habitat control; (2) erosion control; (3) predator control; (4) providing supplemental supplies of water; (5) providing supplement supplies of food; (6) providing shelters; and (7) making census counts to determine population.

Wildlife management is also defined as actively using land to protect federally listed endangered species under a federal permit if the land is included in a habitat preserve subject to a conservation easement created under Natural Resources Code Chapter 183 or part of a conservation development under a federally approved habitat conservation plan restricting the land's use to protect federally listed endangered species or actively using land for a conservation or restoration project under certain federal and state statutes. These two types of wildlife management uses do not require showing a history of agricultural use but do require evidence identified in Section 5, questions 7 and 8.

Agricultural land use categories include: (1) irrigated cropland; (2) dry cropland; (3) improved pastureland; (4) native pastureland; (5) orchard; (6) wasteland; (7) timber production; (8) wildlife management; and (9) other categories of land that are typical in the area.

APPLICATION DEADLINES

Complete and file this application with the chief appraiser before May 1 of the year for which agricultural appraisal is requested. If the chief appraiser approves the application, a new application is not required in later years unless the land ownership changes, eligibility ends or the chief appraiser requests a new application.

If a landowner passes away and the land's ownership transfers from the deceased owner to the deceased owner's surviving spouse; the land's ownership is not considered to have changed for the purposes of Tax Code Section 23.54(e). Under this provision, the land is still eligible for special valuation even if the surviving spouse did not timely file a valid application.

If qualifying land's ownership is transferred to a new owner who uses the land in materially the same way and the use is overseen or conducted by the same individuals during the preceding tax year, the land's ownership is not considered to have changed for the purposes of Tax Code Section 23.54(e). Under this provision, the land is still eligible for special valuation even if the new owner did not timely file a valid application.

A late application may be filed before the appraisal review board (ARB) approves appraisal records for the year, which usually occurs in July. If the chief appraiser approves a late application, a penalty will be applied in an amount equal to 10 percent of the difference between the amount of tax imposed on the property and the amount that would be imposed if the property were taxed at market value.

A property owner can file an application after the deadline without incurring the 10 percent penalty if:

- the ARB has not approved the appraisal records; and
- the chief appraiser appraised the land that is the subject of the application as open-space land under Tax Code Chapter 23, Subchapter D, in the preceding tax year; and
 - the land's ownership changed due to the landowner's death during the preceding tax year; and
 - the application is filed not later than the delinquency date for the taxes on the land for the year for which the application is filed by:
 - the decedent's surviving spouse or a surviving child;
 - the executor or administrator of the decedent's estate; or
 - a fiduciary acting on behalf of the decedent's surviving spouse or a surviving child; or
 - if qualifying land is transferred to a new owner;
 - the new owner uses the land in materially the same way the former owner used the land during the preceding tax year;
 - the use is overseen or conducted by the same individuals who oversaw or conducted that use during the preceding tax year; and
 - the new owner files the application not later than the later of:
 - the delinquency date for the taxes on the land for the year for which the application is filed; or
 - the first anniversary of the date the land's ownership transferred from the former owner to the new owner.

CHIEF APPRAISER ACTIONS

The chief appraiser shall, as soon as practicable but not later than 90 days after the later of the following two dates: date the applicant's land is first eligible for 1-d-1 appraisal; or the date the applicant provides the information necessary, make one of the following decisions:

- approve the application and grant agricultural appraisal;
- disapprove it and ask for more information; or
- deny the application.

ADDITIONAL INFORMATION REQUEST

The chief appraiser may disapprove the application and request additional information to evaluate this application. This request must be delivered via a written notice to the applicant as soon as practicable but not later than the 30th day after the application was filed with the appraisal district. The notice must specify the additional information the applicant must provide so the chief appraiser can make a determination. The applicant must provide the additional information not later than the 30th day after the request date or the chief appraiser will deny the application. The chief appraiser may extend this deadline for a single period not to exceed 15 days for good cause shown.

Important Information (continued)

DENIED APPLICATIONS

The chief appraiser may deny an application. He or she must notify the applicant in writing not later than the fifth day after the determination by certified mail. It must state and fully explain each reason for the denial. The landowner can protest the denial with the ARB.

DUTY TO NOTIFY AND PENALTIES

The property owner must notify the chief appraiser no later than the April 30 following the change in use or eligibility. A change of land use for all or part of the property will trigger substantial additional tax, commonly called a rollback tax. Payment of a penalty may also be required for failure to notify the chief appraiser of a change in agricultural use or qualification. Notice must be delivered to the chief appraiser if:

- the property owner stops using the land for agriculture (e.g., voluntarily stopped farming);
- category of land use changes (e.g., from dry cropland to irrigated cropland);
- level of use changes (e.g., a substantial increase or decrease in the number of cattle raised);
- nature of use changes (e.g., a switch from growing corn to growing ornamental plants);
- property owner enters, leaves or changes governmental programs (e.g., 100 acres placed in a conservation reserve program); or
- the property owner uses the land for something other than agriculture (e.g., to build a shopping center on most of the land).

DUTY TO NOTIFY FOR CERTAIN LANDOWNERS

If land ceases to be devoted principally to agricultural use to the degree of intensity generally accepted in the area, open-space appraisal may be retained if the property owner notifies the chief appraiser as required and:

- is an armed services member who is deployed or stationed outside of Texas who intends to return the land to the manner and to the degree of intensity that is generally accepted in the area not later than the 180th day after being deployed or stationed outside this state ceases;
- owns land that has previously been under open-space appraisal primarily based on its citrus production; the land is located in a pest management zone; and an agreement was executed to destroy, remove or treat all the citrus trees located on the land that are or could become infested with pests with one of the following: Texas Citrus Pest and Disease Management Corporation, Inc., the Texas commissioner of agriculture or the U.S. Department of Agriculture; or
- owns land that has previously been under open-space appraisal primarily on the basis of livestock; the land is located in a temporary quarantine area established during the tax year by the Texas Animal Health Commission for the purpose of regulating the handling of livestock and eradicating ticks or exposure to ticks under Agriculture Code Chapter 167.

CALDWELL COUNTY					
Property ID	Owner	Legal Description	*	Total Acreage	Wildlife Management Acreage
133488	WHE PROPERTIES LLC	A013 HINDS, GERRON, ACRES 51.0		51.000	51.000
133489	WHE PROPERTIES LLC	A013 HINDS, GERRON, ACRES 36.91		36.910	36.910
Total Acres				87.910	87.910

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2026-2030
WILDLIFE MANAGEMENT PLAN

WHE PROPERTIES LLC

CALDWELL COUNTY



PREPARED BY WILDLIFE BIOLOGIST
DANIELLE BELLENY

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WHE PROPERTIES LLC
WILDLIFE MANAGEMENT PLAN FOR 2026-2030
SITE VISIT CONDUCTED ON MARCH 9, 2026
SUMMARY

PROPERTY DESCRIPTION:

± 87.910 acres in south-central Caldwell County off FM 86, approximately 4.5 miles north of Luling, TX. See attachment for specific Caldwell CAD account numbers.

OWNERSHIP:

WHE Properties LLC
7890 CR 2200
Lampasas, TX 76550

CURRENT USE:

Valued under 1-d-1 open spaces agricultural use appraisal.

PLANNED USE:

Wildlife management for active recreational use and passive aesthetic enjoyment; to be valued under 1-d-1w wildlife management use appraisal.

TARGET INDIGENOUS SPECIES:

Songbirds
Mourning Dove
White-tailed Deer
Wild Turkey
Small Mammals

PLANNED MANAGEMENT PRACTICES (5 OUT OF 7):

HABITAT CONTROL

1. Prescribed Control of Species 2026-2030

SUPPLEMENTAL WATER

1. Well/Troughs/Windmill Overflow/Other Wildlife Watering Devices 2026-2035

SUPPLEMENTAL FOOD

1. Feeders and Mineral Supplementation 2026-2030

SUPPLEMENTAL SHELTER

1. Nest Boxes, Bat Boxes 2026-2030
2. Brush Piles and Slash Retention 2026-2030
3. Natural Cavity / Snag Development 2026-2030

MAKING CENSUS COUNTS TO DETERMINE POPULATION

1. Songbird Transects and Counts 2026-2030

WHE PROPERTIES LLC
WILDLIFE MANAGEMENT PLAN FOR 2026-2030
SITE VISIT CONDUCTED ON MARCH 9, 2026

PROPERTY DESCRIPTION

Size	+/- 87.910 acres
Location	south-central Caldwell County
Nearest Town/Major Intersection	4.5 miles north of Luling, TX off FM 86
Shape	irregular
Boundary Features	FM 86 bisects the western and eastern tract. Pumper Rd. creates the northern boundary of the eastern tract and West Fork Plum Creek creates the western boundary of the western tract. All remaining boundaries are created by private tracts
Significant Water Features	West Fork Plum Creek flows along the western boundary of the western tract.
Terrain	Generally flat with gently rolling hills on the western tract
Elevation	Maximum - 380 ft. MSL Minimum - 360 ft. MSL
Fencing	perimeter
Wildlife Use Appraisal Region	Post Oak Savannah
Ecological Region	Post Oak Savannah
River Sub-Basin	San Marcos
Major River Basin	Guadalupe River
Coastal Bay	San Antonio Bay
Average Rainfall for Area	34-36 inches/yr.

CURRENT HABITAT DESCRIPTION

The WHE Properties Property consists of 2 major habitat types including:

1. Post Oak Woodland with Floodplain – 52.410 acres
2. Mesquite Shrubland – 35.500 acres

POST OAK WOODLAND WITH FLOODPLAIN

CANOPY LAYER:

The canopy is extensive throughout most of the property. Some recently cleared lines create the few open areas on the western portion.

SHRUB LAYER:

The shrub layer is diverse and varies in density. Some vines in dense thickets serve as important sources of shelter and food for various wildlife. Other areas have a sparse understory with occasional clumps of pigeonberry and persimmon.

HERBACEOUS LAYER:

The herbaceous layer is made of shade tolerant grasses and forbs. Common species include frostweed, wild rye, and woodoats.

PLANTS OBSERVED:

TREES	SHRUBS/VINES/SUCCULENTS	GRASSES/FORBS
Cedar elm Mesquite Post oak Hackberry Bumelia	Texas persimmon Tasajillo Greenbrier Yaupon Lotebush Pigeonberry Dewberry Bearded swallowwort Pearl milkweed vine Snake apple Turks cap Mexican plum Bumelia Saw greenbrier Bristly greenbrier Prickly pear Pink thoroughwort Mustang grape	Ruelia Carolina pellitory Yellow wood sorrel Frostweed Wildrye Wintergrass Gaping panicgrass Rescue brome Perennial rye Crete weed Horseherb Silky evolvulus Bermudagrass Winecup Small flower fumewort Common chickweed Mouse ear Inland woodoats Catchweed bedstraw Cherokee sedge Drummonds aster Heartleaf nettle Silverleaf nightshade Yellow ground cherry







MESQUITE SHRUBLAND

CANOPY LAYER:

The canopy is limited to few mature mesquite, huisache, and hackberry.

SHRUB LAYER:

The shrub layer is dominated by regrowth mesquite from historic management. Prickly pear cactus and vining plants are also common.

HERBACEOUS LAYER:

The herbaceous layer is dominated by pasture grasses such as bermudagrass. Scattered wildflowers are common.

PLANTS OBSERVED:

TREES	SHRUBS/VINES/SUCCULENTS	GRASSES/FORBS
Mesquite Bumelia Cedar elm Hackberry Post oak	Regrowth mesquite Rattlebush Dewberry Tasajillo Pigeonberry Mustang grape Prickly pear cactus	Drummonds phlox Texas ragwort American snout bean Texas thistle Wooly croton Curly dock Frogfruit Ruelia Bermudagrass Horseherb Flatsedge sp. Texas vervain Western ragweed Frostweed



ADDITIONAL NOTES / OBSERVATIONS

At least three wildlife management activities in unique categories need to be performed each year to qualify. To adequately maintain your wildlife valuation, it is important to document all of your management activities throughout the year. This includes taking photographs during the completion of your activities, retaining receipts and log sheets, and being able to indicate the location of these items on a map of your property. The Caldwell Central Appraisal District may request an Annual Report at the end of each year, and site inspections are also possible, so being complete and organized with your documentation will ensure good standing with the county.

SOIL TYPES (FROM NRCS SOIL DESCRIPTIONS)

There are four main soil types located on the WHE Properties LLC tract in Caldwell County.

Map unit: CfB - Crockett fine sandy loam, 1 to 3 percent slopes

The Crockett component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on ridges on coastal plains. This component is in the Claypan Prairie ecological site. Deep, loamy soils. Climax vegetation includes little bluestem, yellow indiangrass, big bluestem, switchgrass, dropseeds, wildrye, silver bluestem, and Texas wintergrass, with Engelmann's daisy, Maximilian sunflower, prairie parsley, Indian plantain, bundleflower, neptunia, sensitive-brier, and scurfpea. Mesquite invades aggressively.

Map unit: CrC2 - Crockett soils, 2 to 5 percent slopes, eroded

The Crockett, eroded component makes up 100 percent of the map unit. Slopes are 2 to 5 percent. This component is on ridges on coastal plains. This component is in the Claypan Prairie ecological site. Deep, loamy soils. Climax vegetation includes little bluestem, yellow indiangrass, big bluestem, switchgrass, dropseeds, wildrye, silver bluestem, and Texas wintergrass, with Engelmann's daisy, Maximilian sunflower, prairie parsley, Indian plantain, bundleflower, neptunia, sensitive-brier, and scurfpea. Mesquite invades aggressively.

Map unit: Gs - Gowen soils, frequently flooded

The Gowen component makes up 95 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains on coastal plains. This component is in the Loamy Bottomland ecological site. Deep, loamy, bottomland soils. Climax vegetation is a savannah of pecan, oaks, hackberry, with understory of hawthorns, greenbrier, grape, peppervine, honeysuckle, and Virginia wildrye, switchgrass, eastern gamagrass, switch cane, beaked panicum, yellow indiangrass, ironweed, blood ragweed, and white crownbeard.

Map unit: MaB - Mabank loam, 1 to 3 percent slopes

The Mabank component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on stream terraces on plains. This component is in the Claypan Prairie ecological site. Deep, loamy soils. Climax vegetation includes little bluestem, yellow indiangrass, big bluestem, switchgrass, dropseeds, wildrye, silver bluestem, and Texas wintergrass, with Engelmann's daisy, Maximilian sunflower, prairie parsley, Indian plantain, bundleflower, neptunia, sensitive-brier, and scurfpea. Mesquite invades aggressively.

PAST HISTORY OF LAND USE AND WILDLIFE

The WHE Properties Property has historically been used for agriculture and is valued under 1-d-1 open space valuation. The abundance of wildlife currently on the property provides both passive and aesthetic enjoyment for the landowner's family and friends.

LANDOWNER GOALS

The landowners intend to manage this land to the benefit of native wildlife and sustaining habitat including restoration to healthy community associations of Post Oak Savannah woody and grassland species. It is their intention to restore and manage this land for increased biodiversity for the passive and aesthetic enjoyment afforded by the property. This healthy habitat will be managed primarily for the benefit of songbirds, small mammals, white-tailed deer, Mourning Dove and ground-nesting birds such as Wild Turkey. While the target species of this plan are restricted to the above species, activities performed will benefit a wide variety of wildlife in addition to improving overall land health and ecological function. Because different portions of the property are suitable for different types of wildlife, actively managing for multiple species concurrently is consistent with wildlife management principles and will maximize overall benefit to wildlife.

WILDLIFE MANAGEMENT PLAN

Preparation and implementation of this wildlife management plan involves enumerating the target species, planned practices, and monitoring methods. This plan was prepared by Danielle Belleny, wildlife biologist, of Plateau Land and Wildlife Management, Inc. The site visit to gather information used for this plan was conducted on March 9, 2026.

PLANNED WILDLIFE MANAGEMENT PRACTICES

HABITAT CONTROL

1. Prescribed Control of Species. (2026-2030) Native grasslands/woodlands provide important habitat for songbirds, small mammals, dove, turkey, deer, and other wildlife. Chinaberry and any other non-native shrubs and trees are detrimental to native habitat, competing with native vegetation for space and resources. The landowner will selectively remove these invasive species from the property to promote the availability of desirable trees, shrubs, grasses, and forbs, which will provide improved sources of forage, nesting, and/or protective cover for native wildlife.

Best practices for treating exotic vegetation and mitigating risk of reinvasion include:

- Applying a concentrated mix of 50% glyphosate or triclopyr, 1% surfactant, and 49% water directly to the exposed stump of freshly cut plants (cut-stump method)
- Very large trees may be treated by direct injection of herbicides or the hack-and-squirt method, leaving the dead, standing tree in place as a snag
- Using aquatic-safe versions of the recommended herbicides within or adjacent to riparian and wetland areas
- Always abiding by herbicide label instructions and all applicable state and federal laws

The landowner will annually conduct control activities on a minimum of 0.1 acres. The landowner will maintain annual documentation to include before and after photos of treated areas, invoices, maps of treated areas, and other associated records that can be made available to the appraisal district upon request.

SUPPLEMENTAL WATER

1. Well/Trough/Windmill Overflow/Other Wildlife Watering Devices. (2026-2035) Water is an essential component to a healthy habitat. The landowner will provide at least 1 source of supplemental water for the propagation of wildlife through either a trough, guzzler, pan, and/or other watering device. The watering device will be fed from a rainwater collection system or through well water and will be supplemented during dry periods to promote year-round availability.

Texas Parks and Wildlife guidelines highlight the importance of protecting small animals from drowning while using the watering device. Drowning can easily be averted by constructing a simple ramp of rocks, wire, lumber, or other material on the internal and external sides of each watering device, allowing safe access and escape for all wildlife species. Ideal placement of supplemental water includes areas that are lacking a pond, creek, river, or other natural water source, and in which water is typically lacking, such as dry upland areas. Livestock, if present, should be provided separate supplemental water sources.

This activity will count for 10 years upon completion as long as annual maintenance is performed. The landowner will retain applicable annual documentation, such as activity location, dates, photos, receipts, and other records of work performed, that can be made available to the county upon request.



Example stock photo of Plateau's rainwater collection system that can provide a year round source of water for wildlife.

PROVIDING SUPPLEMENTAL SUPPLIES OF FOOD

1. Feeders and Mineral Supplementation. (2026-2030) Reliable food resources are essential for wildlife. While a healthy and diverse habitat provides natural sources of food, supplying supplemental sources can encourage wildlife survival and propagation, particularly during breeding seasons and periods of harsh weather. The landowner will maintain at least one large feeder for songbirds, dove, and turkey, in accordance with Texas Parks and Wildlife guidelines, which require that feeders be free choice. The landowner will fill each feeder with a mixture of scratch grains, wild birdseed, and/or sunflower seeds. Best practices for feeders include:

- Place feeders outside the vicinity of residential acreage
- Use feeders that are designed to deter access by non-target species, such as raccoons, deer, and feral hogs
- Clean and fill feeders regularly

- Provide a minimum of 25% sunflower seeds to promote a healthy protein and fat content, especially during the winter months when fat reserves are vital
- Avoid providing only corn, which lacks nutritional value needed by songbirds and does not qualify as a supplemental food source.
- Avoid spin-cast, timed feeders as they do not satisfy TPWD requirements for this wildlife management activity

The landowner will maintain annual documentation to include feed receipts, dates of filling and maintenance, photos, and map of feeder location(s) that can be made available to the county upon request.



Example stock photo of Plateau's large platform feeder designed for songbirds, Wild Turkey, and dove, while excluding non-target species like deer, hogs, and raccoons.

PROVIDING SHELTERS

1. Nest Boxes, Bat Boxes. (2026-2030) Providing supplemental shelter for cavity-nesting wildlife promotes nesting success when natural cavities are scarce. The landowner will install 33 nest boxes in appropriate habitat, as follows:

- 11 Carolina Chickadee boxes to be placed in densely wooded or brushy areas
- 11 Titmouse boxes to be placed on woodland edges, oak parklands, or anywhere grassy areas and trees meet
- 11 Wren boxes to be placed in wooded and/or shrubby habitats

Best practices for nest box placement include:

- Boxes placed in open or semi-open habitats: position box opening to face northeast to minimize heat
- Monitor annually for predators, occupancy, and successful breeding

- Clean boxes in late winter (January-February) before the breeding season begins and again in early fall (September-October) after nesting season is over
- Inspect annually for repair, upkeep, and replacement

The landowner will retain applicable annual documentation, such as a map of nest box locations, photos of each nest box, and records of nest box installation and/or monitoring, that can be made available to the appraisal district upon request.



Example stock photo of one of Plateau's nest boxes, encouraging breeding for cavity-nesting songbirds.

2. Brush Piles and Slash Retention. (2026-2030) The landowner will construct and/or maintain 3 brush piles to provide cover for small mammals, songbirds, and reptiles in areas where shelter is scarce. In addition to providing wildlife habitat, brush piles placed around saplings or at the base of desirable shrubs and/or trees, such as shin oak, Spanish oak, and cedar elm, protect them from deer browsing, promoting regeneration and growth.

Best practices for brush pile construction include:

- Place brush piles in areas that lack sufficient cover-providing shrubs
- Shape brush piles into mounds or teepees 6-8 feet high and 10-15 feet in diameter
- Form the base of the brush pile with the largest material, such as trunks or logs, and apply layers of smaller limbs and branches as filler
- Create an open cavity at the base of each pile to promote animal access
- Reshape and maintain existing brush piles annually, as an alternative to new construction

The landowner will retain applicable annual documentation, such as a map of brush pile locations and photos of each brush pile that can be made available to the appraisal district upon request.

3. Natural Cavity / Snag Development. (2026-2030) Severe and prolonged drought have weakened or otherwise contributed to local large-scale die-off of loblolly pines, elms, and/or oaks throughout the property. Dead and/or dying trees, known as snags, make excellent habitat for cavity-nesting wildlife, particularly when natural cavities are scarce. The landowner will allow a minimum of 75

snags (5 snags/1 acre or 5% of treatment acreage) to remain standing to promote availability of shelter for wildlife. The landowner will retain annual documentation to include records and photos of snags, and a map of snag locations that can be made available to the appraisal district upon request.

MAKING CENSUS COUNTS TO DETERMINE POPULATION

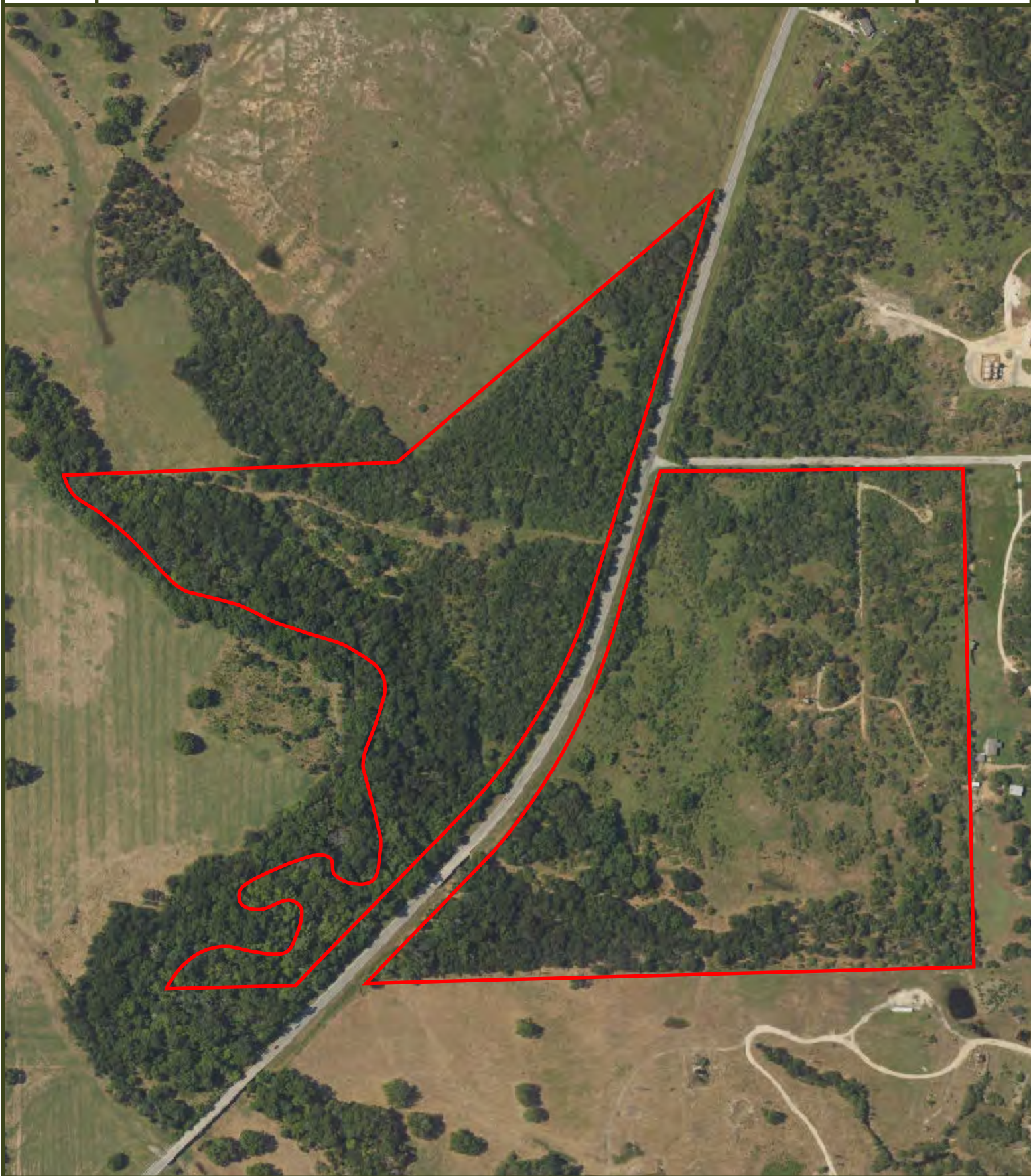
1. Songbird Transects and Counts. (2026-2030) The landowner will conduct an annual breeding or winter/resident songbird survey, utilizing accepted protocol, to monitor trends in the health and sustainability of breeding songbird populations. The landowner will retain annual documentation, to include a report of survey data and a map of survey locations that can be made available to the county upon request.

Wildlife Management Planning Matrix				Property: WHE Properties LLC				
Target species: Songbirds, Small Mammals, Mourning Dove, Wild Turkey, White-tailed Deer				Date: 3/9/2026	County(ies): Caldwell Acres: 87.910			
TREATMENTS	Treatment Duration	Level of Intensity	Timing	2026	2027	2028	2029	2030
1. Habitat Control:								
a: Grazing Management	1 yr.		anytime					
b: Prescribed Burning	1 yr.	15%	Oct-Feb					
c: Range Enhancement (Re-seeding)	1 yr.	10% or 10 Ac.	Sep-Nov, Mar-May					
d: Brush Management	1 yr.	10% or 10 Ac.	Oct-Feb					
e: Riparian Management and Enhancement	10 yr.	1 Project	anytime					
f: Wetland Enhancement	10 yr.	1 Project	anytime					
g: Habitat Protection for Species of Concern	10 yr.	1 Project	anytime					
h: Prescribed Control of Species	1 yr.	10% or 10 Ac.	anytime	X	X	X	X	X
i: Wildlife Restoration	1 yr.		anytime					
2. Erosion Control:								
a: Pond Construction and Major Repair	10 yr.	1 Project	Jun - Sep					
b: Gully Shaping	10 yr.	1 Project	Nov - Feb					
c: Streamside, Pond and Wetland Revegetation	10 yr.	1 Project	Feb-Apr, Sep-Nov					
d: Native Plant Establishment on Erodible Areas	1 yr.	10 Seedling/Ac.	Feb-Apr, Sep-Nov					
e: Dike / Levee Construction / Management	10 yr.	1 Project	Jun - Sep					
f: Establish Water Diversion	10 yr.	1 Project	anytime					
3. Predator Control:								
a: Predator Management	1 yr.		anytime					
b: Imported Red Fire Ant Control	1 yr.	10% or 10 Ac.	Mar-May&Sep-Nov					
c: Control of Cowbirds	1 yr.	30	Mar - Jun					
d: Grackle / Starling / House Sparrow Control	1 yr.	30	Mar - Jun					
4. Supplemental Water:								
a: Marsh / Wetland Restoration or Development	10 yr.	1 Project	anytime					
b: Well/Troughs/Windmill Overflow/Other Wildlife Waterers	10 yr.	1 Project	anytime	2026	→ 2035			
c: Spring Development and / or Enhancement	10 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% or 10 Ac.	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	X	X	X	X	X
f: Managing Tame Pasture, Old Fields, Croplands	1 yr.	3%	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	X	X	X	X	X
b: Brush Piles and Slash Retention	1 yr.	1%	anytime	X	X	X	X	X
c: Fence Line Management	1 yr.	100yds / 1/4 mile	Sep - Feb					
d: Hay Meadow, Pasture and Cropland Mgmt. for Wildlife	1 yr.	25%	Aug - Feb					
e: Half-Cutting Trees or Shrubs	1 yr.	1 per 100 yds	Mar - Jun					
f: Woody Plant / Shrub Establishment	1 yr.		Sep - Feb					
g: Natural Cavity / Snag Development	1 yr.	5/ac on 5%	Sep - Feb	X	X	X	X	X
7. Census:								
a: Spotlight Counts	1 yr.	3/yr; 15 miles	Aug - Nov					
b: Aerial Counts	1 yr.		Aug - Nov					
c: Incidental Observations & Stands Counts	1 yr.	100 Observ.	Aug - Nov					
d: Daylight Deer Herd, Wildlife Composition, Photo Stations	1 yr.	3/yr; 15 miles	anytime					
e: Harvest Data Collection and Record Keeping	1 yr.		Oct - Mar					
f: Browse Utilization Surveys	1 yr.		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; Nov - Feb	X	X	X	X	X
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					

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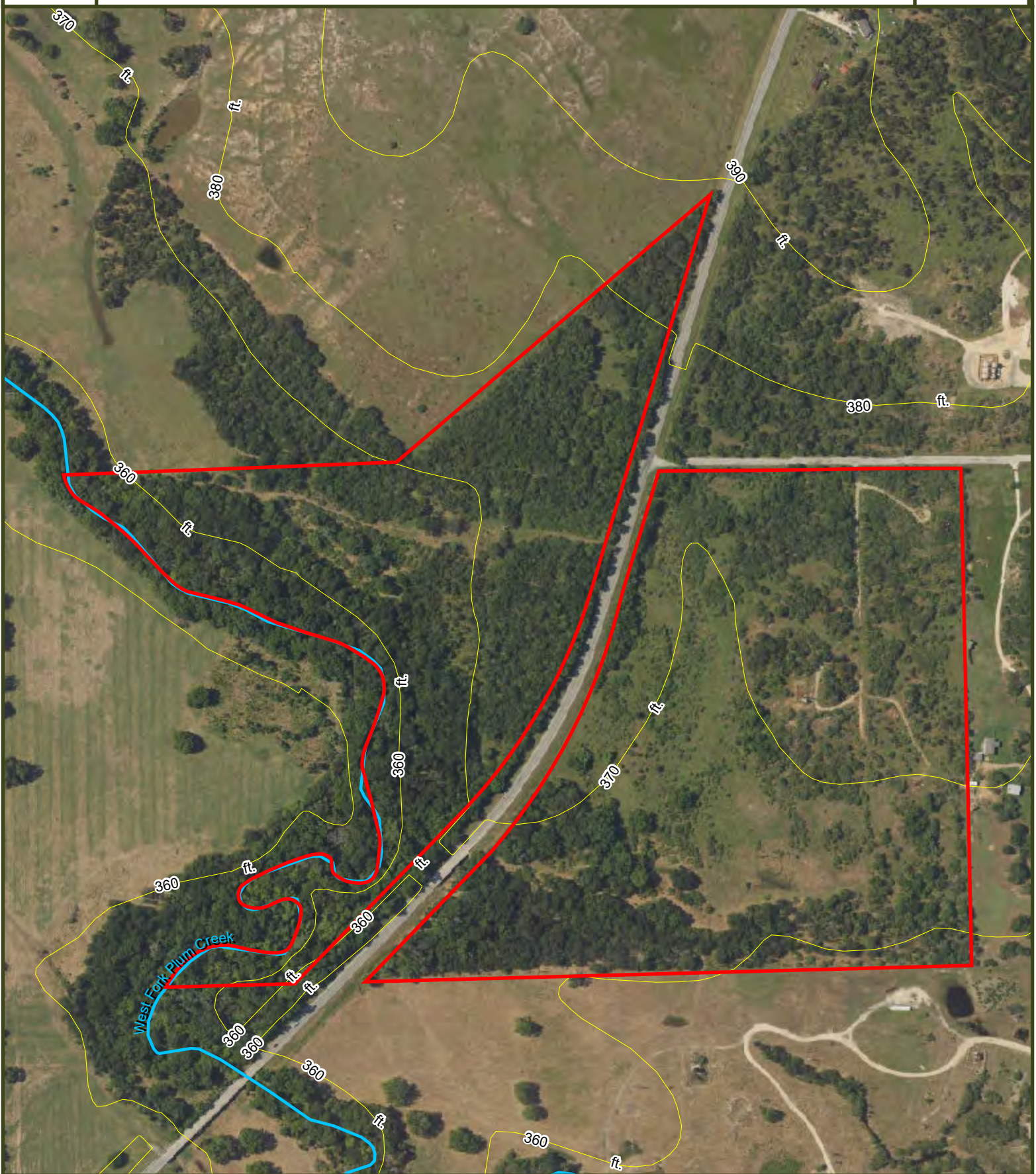


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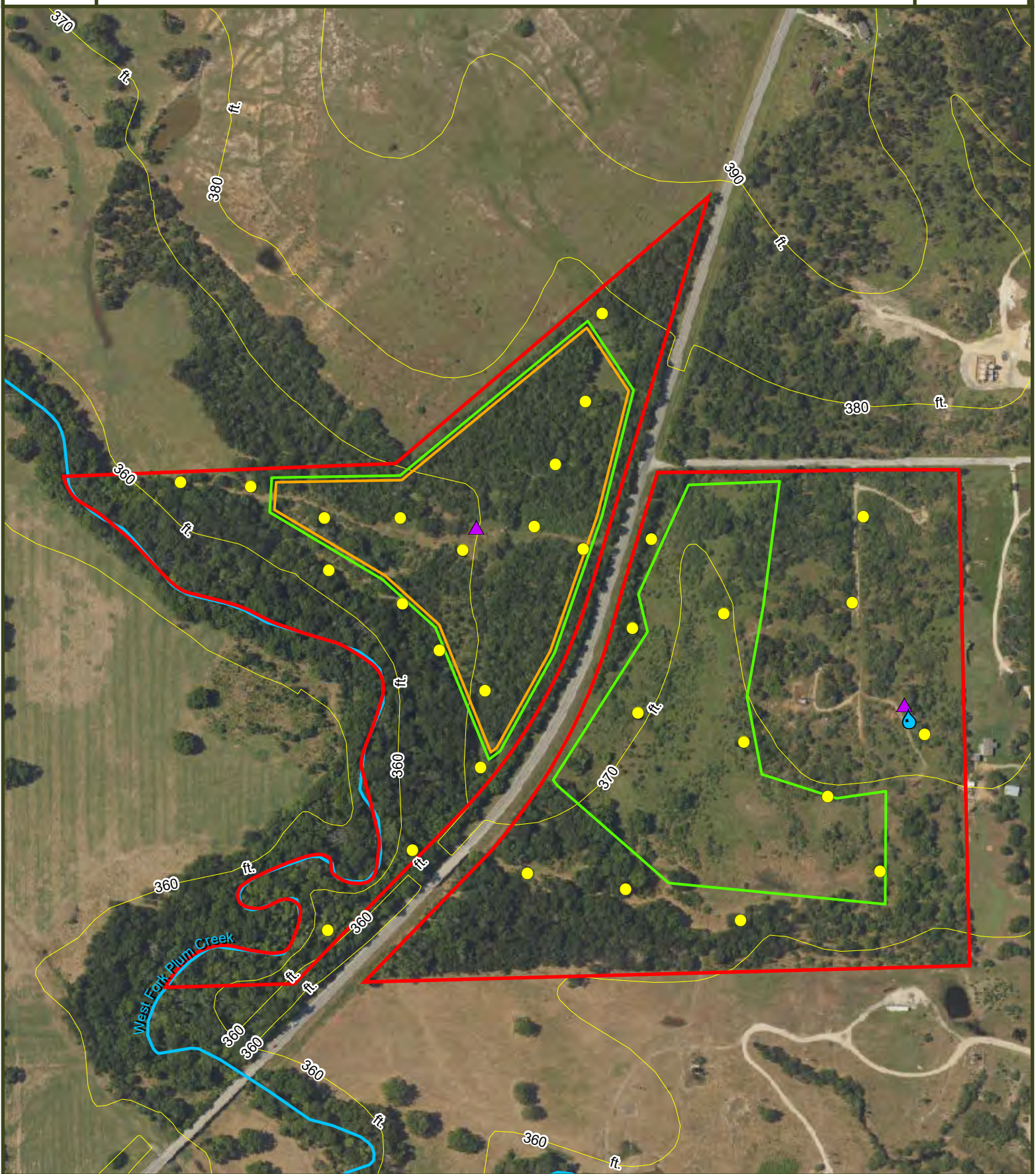


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Property Boundary

Snag Retention Zone

Potential Gravity Feeder

Brush Management Zone

Potential Nest Box

Potential Water Source

Feet
0 75 150 300

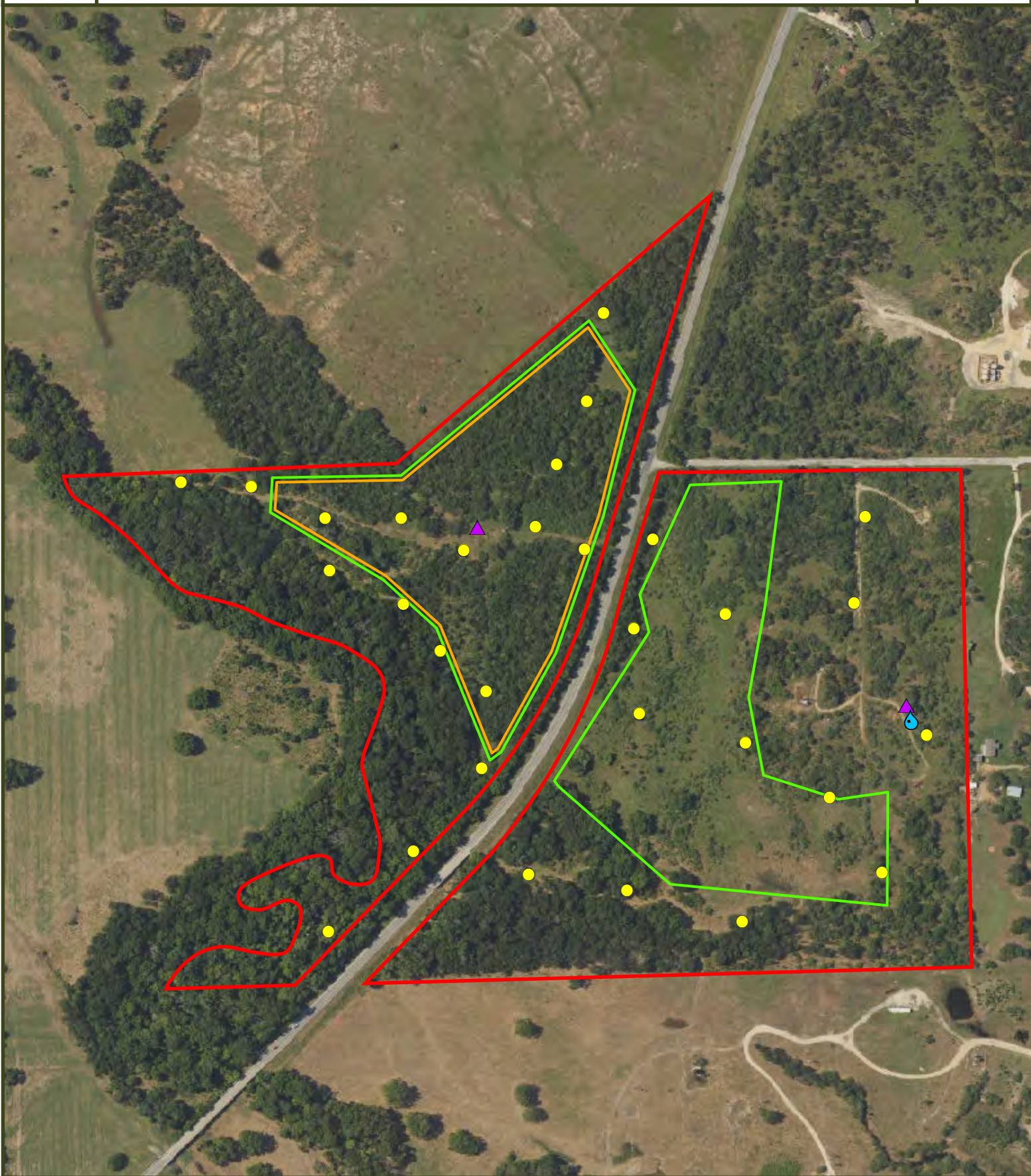


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 Property Boundary

 Brush Management Zone

 Snag Retention Zone

 Potential Nest Box

 Potential Gravity Feeder

 Potential Water Source

Feet
0 75 150 300




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 Property Boundary
 Caldwell Soils

Feet
0 75 150 300

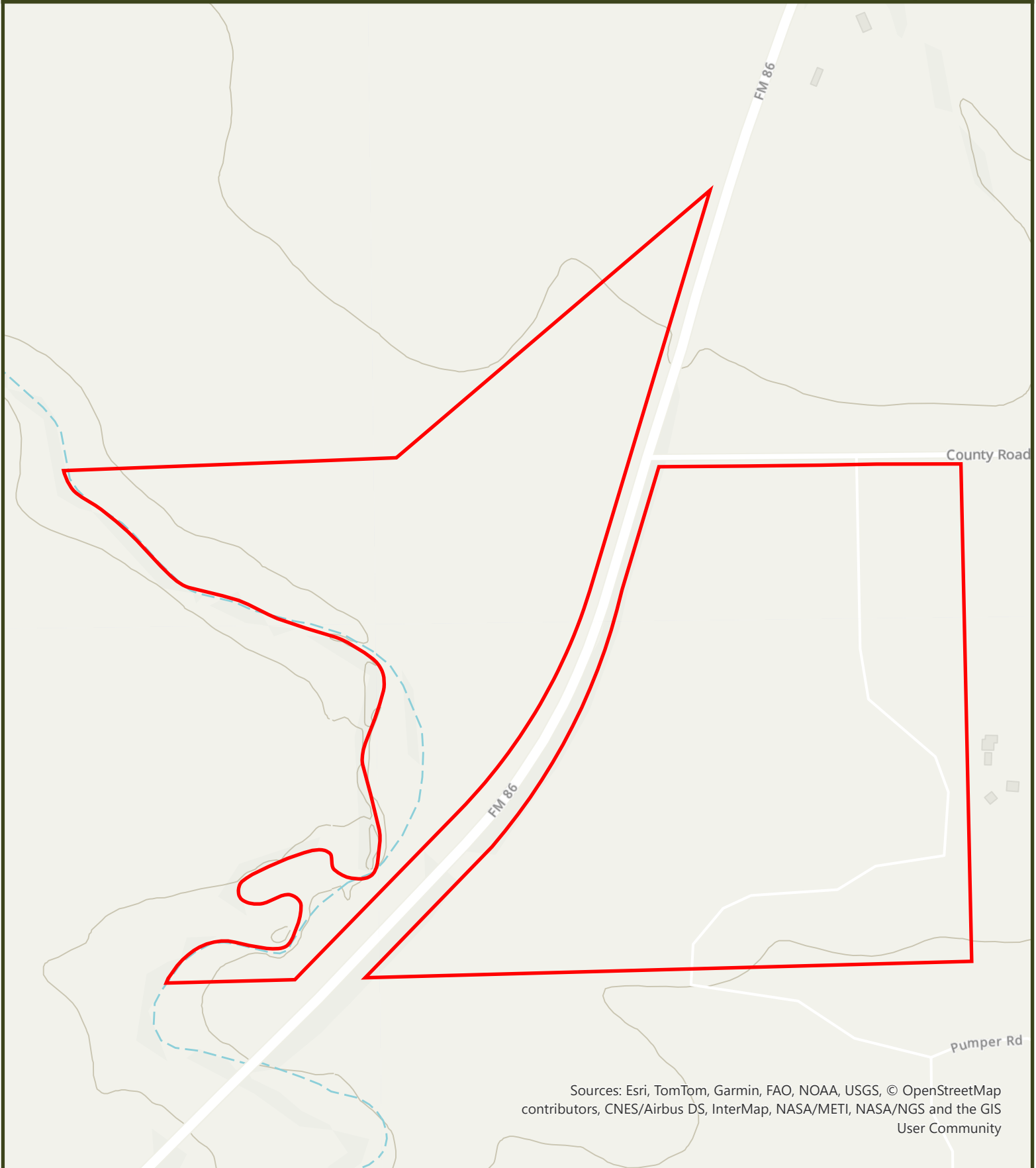



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