



# WILDLIFE MANAGEMENT PLAN FOR 2021-2025

McGraw Family Holdings Ltd.

Washington County

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**McGraw Family Holdings Ltd Property**  
**McGraw Family Holdings Ltd.**  
**Wildlife Management Plan for 2021-2025**  
Site Visit Conducted on September 30, 2020  
Summary

**Property Description:**

± 29.271 acres in southern Washington County off of Baranowski Road, approximately 5 miles southwest of Brenham. See attachment for specific Washington CAD account numbers.

**Ownership:**

McGraw Family Holdings Ltd.  
c/o Leslie Davis  
8493 Burkhardt Rd.  
Houston, TX 77055

**Current Use:**

Valued under 1-d-1e ecological laboratory 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  
Small Mammals  
Mourning Dove  
White-tailed Deer

**Planned Management Practices: (5 out of 7)**

**Habitat Control**

1. Brush Management 2021-2025

**Erosion Control**

1. Streamside, Pond, and Wetland Re-vegetation 2021-2030

**Predator Control**

1. Predator Management 2021-2025
2. Imported Red Fire Ant Control 2021-2025

**Supplemental Food**

1. Feeders and Mineral Supplementation 2021-2025

**Providing Shelters**

1. Nest Boxes, Bat Boxes 2021-2025
2. Brush Piles and Slash Retention 2021-2025

**McGraw Family Holdings Ltd Property**  
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**Wildlife Management Plan for 2021-2025**  
Prepared by PLATEAU Land & Wildlife Management, Inc.  
Site Visit Conducted on September 30, 2020

## **Property Description**

<b>Size</b>	+/- 29.271 acres
<b>Location</b>	southern Washington County
<b>Nearest Town/Major Intersection</b>	5 miles southwest of Brenham off of Baranowski Road
<b>Shape</b>	Irregular
<b>Boundary Features</b>	Baranowski Road runs along the northeastern boundary, with the remainder of surrounded by private property.
<b>Significant Water Features</b>	One approximately 0.85 acre man-made pond is located in the southern portion and Sandy Creek, a seasonal water source, meanders through the southwestern portion of the property.
<b>Terrain</b>	The tract's terrain is gently rolling with a moderate slope towards Sandy Creek in the southwestern corner of the property.
<b>Elevation</b>	Maximum - 330 feet MSL Minimum - 260 feet MSL
<b>Major Topographical Features</b>	None
<b>Fencing</b>	Some existing internal and perimeter fencing
<b>Wildlife Use Appraisal Region</b>	Post Oak Savannah
<b>Ecological Region</b>	Blackland Prairie
<b>River Sub-Basin</b>	Lower Brazos
<b>Major River Basin</b>	Brazos River
<b>Coastal Bay</b>	Gulf of Mexico
<b>Average Rainfall for Area</b>	40-42 inches/year

## **Current Habitat Description**

The McGraw Family Holdings Ltd Property consists of three major habitat types including:

1. Post Oak Woodland – 13.631 acres
2. Savanna Grassland – 9.38 acres
3. Floodplain Hardwood Forest – 6.26 acres

### **Post Oak Woodland**

#### **Where It Occurs:**

The Post Oak woodland habitat occurs primarily in the northern 2/3 of the property.

#### **Canopy Layer:**

Canopy cover is high, averaging around 85%, composed of mostly post and blackjack oak, eastern red cedar and hickory.

#### **Shrub Layer:**

The shrub layer is abundant and diverse, primarily containing yaupon, beautyberry, greenbrier, farkleberry, and various vines. Trails created by past clearing efforts and other more open areas contain



less shrub cover, but are largely still covered by overhead canopy. Yaupon regrowth is intense in the areas previously cleared for access trails.

Herbaceous Layer:

The herbaceous layer ranges greatly in some areas, as a result of variance in woody cover. Areas of high canopy cover and low shrub cover contain more diverse shade-tolerant grasses, sedges, and forbs. Herbaceous plants are limited where brush cover is prevalent. In areas of reduced canopy cover, Bahiagrass dominates the herbaceous layer with scattered native grasses and forbs.

Primary Issues/Limiting Factors for Wildlife

The prevalence of red imported fire ants, overall brush density, and high erosion potential are the primary issues.

Management Priorities:

Management priorities include predator and brush control, erosion control, as well as supplying supplemental sources of minerals and shelters.

Plants Observed:

<b>Trees</b>	<b>Shrubs/Vines/Succulents</b>	<b>Grasses/Forbs</b>
Post Oak Blackjack Oak Hickory Willow oak Water oak Winged elm Southern red oak Flowering dogwood Eastern red cedar Green ash	Yaupon American beautyberry Roughleaf dogwood Farkleberry Greenbriar Trumpet creeper Poison ivy Mustang grape Dwarf palmetto Dewberry Prickly pear cactus	Bahiagrass Longleaf uniola Little bluestem Bullnettle Woolly croton Purple passionflower Texas frogfruit Ragweed Sumpweed Antelopehorn Spotted beebalm Scribner's panicum Wild petunia Turk's cap

**Savanna Grassland**

Where It Occurs:

This habitat occurs in areas of decreased canopy cover and in small pockets throughout the southern portion of the property. The habitat is also found along the disturbed areas near the pond and residence.

Canopy Layer:

Canopy cover is much more scattered, with a few large oaks, elm, and cedar.

Shrub Layer:

The shrub layer is lacking in many areas, though mottes of brush can be found beneath some of the large trees.

Herbaceous Layer:

The savanna habitat is dominated by Bahiagrass with scattered clumps of little bluestem and contains a diverse mix of native grasses and forbs.

Primary Issues/Limiting Factors for Wildlife

The prevalence of red imported fire ants, overall brush density, and high erosion potential are the primary issues.

Management Priorities:

Management priorities include predator and brush control, erosion control, as well as supplying supplemental sources of minerals and shelters.

Plants Observed:

Trees	Shrubs/Vines/Succulents	Grasses/Forbs
Post Oak Blackjack Oak Hickory Southern red oak Eastern red cedar	Yaupon American beautyberry Roughleaf dogwood Farkleberry Greenbriar Trumpet creeper Poison ivy Mustang grape Dewberry Prickly pear cactus Huisache	Bahiagrass Longleaf uniola Little bluestem Bullnettle Texas blueleaf Woolly croton Purple passionflower Texas frogfruit Ragweed Antelopehorn Spotted beebalm Scribner's panicum Wild petunia Turk's cap

**Floodplain Hardwood Forest**

Where It Occurs:

This habitat occurs in a small pocket approaching Sandy Creek in the southwestern corner of the property.

Canopy Layer:

The canopy cover is around 85%, however the composition of the canopy shifts to more willow and water oaks toward the extreme southern portion of the property near Sandy Creek.

Shrub Layer:

The shrub layer is abundant and diverse, containing primarily yaupon, American beautyberry, greenbrier, and various other shrubs and vines.

Herbaceous Layer:

The hardwood forest floor is dominated by inland sea oats and longleaf uniola and contains a diverse mix of native grasses and forbs.

Primary Issues/Limiting Factors for Wildlife

The prevalence of red imported fire ants, overall brush density, and high erosion potential are the primary issues.

Management Priorities:

Management priorities include predator and brush control, erosion control, as well as supplying supplemental sources of minerals and shelters.

Plants Observed:

Trees	Shrubs/Vines/Succulents	Grasses/Forbs
Willow oak Water oak Green ash Winged elm Chinaberry	Yaupon American beautyberry Greenbriar Trumpet creeper Poison ivy Mustang grape	Longleaf uniola Bushy bluestem Inland sea oats Texas frogfruit Ragweed Sumpweed



Trees	Shrubs/Vines/Succulents	Grasses/Forbs
	Dewberry Peppervine	Scribner's panicum Virginia wildrye Sensitive brier Turk's cap

## **Soil Types (from NRCS Soil Descriptions)**

There are five main soil types located on the McGraw Family Holdings Ltd Property in Washington County.

### **Map unit: 8 - Bosque clay loam, frequently flooded, 0 to 1 percent slopes**

The Bosque component makes up 80 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, and honeysuckle, and Virginia wildrye, switchgrass, eastern gamagrass, switch cane, beaked panicum, yellow indiagrass, ironweed, blood ragweed, and white crownbeard.

### **Map unit: 21 - Chazos loamy fine sand, 1 to 5 percent slopes**

The Chazos component makes up 85 percent of the map unit. Slopes are 1 to 5 percent. This component is on stream terraces on river valleys. This component is in the Sandy Loam ecological site. Deep, sandy loam soils. Climax vegetation is a post oak, blackjack oak savannah, with associated woody plants and big and little bluestem, yellow indiagrass, purpletop, switchgrass, beaked panicum, longleaf uniola, lespedezas, tickclover, snoutbean, tephrosia, butterfly pea, partridge pea, bundleflower, and sensitive-brier.

### **Map unit: 25 - Crockett fine sandy loam, 1 to 5 percent slopes**

The Crockett component makes up 85 percent of the map unit. Slopes are 1 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 indiagrass, big bluestem, switchgrass, dropseed, 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: 32 - Frelsburg clay, 3 to 5 percent slopes**

The Frelsburg component makes up 85 percent of the map unit. Slopes are 3 to 5 percent. This component is on linear gilgai on ridges on coastal plains. This component is in the Blackland ecological site. Deep, fertile, clay soils. Climax vegetation is eastern gamagrass, big bluestem, yellow indiagrass, switchgrass, and little bluestem, with Maximilian sunflower, Engelmann's daisy, button snakeroot, coneflower, gayfeather, Indian plantain, hairy sunflower, bundleflower, and prairie clover. Osage orange and honey locust may dot the site.

### **Map unit: 61 - Silawa loamy fine sand, 1 to 5 percent slopes**

The Silawa component makes up 80 percent of the map unit. Slopes are 1 to 5 percent. This component is on stream terraces on river valleys. This component is in the Sandy Loam ecological site. Deep, sandy loam soils. Climax vegetation is a post oak, blackjack oak savannah, with associated woody plants and big and little bluestem, yellow indiagrass, purpletop, switchgrass, beaked panicum, longleaf uniola, lespedezas, tickclover, snoutbean, tephrosia, butterfly pea, partridge pea, bundleflower, and sensitive-brier.

## **Past History of Land Use and Wildlife**

The McGraw Family Holdings Ltd Property has historically been used for an ecological laboratory and is valued under 1-d-1e open space valuation. The abundance of wildlife currently on the property provides both passive and aesthetic enjoyment for the landowners' 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 Blackland Prairie 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, and mourning dove. 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 Tucker Slack, CWB, wildlife biologist, of Plateau Land and Wildlife Management, Inc. The site visit to gather information used for this plan was conducted on September 30, 2020.

## **Planned Wildlife Management Practices**

### **Habitat Control**

1. Brush Management. (2021-2025) At low densities, yaupon provides excellent food source and protective cover for songbirds, dove, small mammals, and other native wildlife. At higher densities, however, yaupon becomes problematic, inhibiting growth of desirable trees, shrubs, grasses, and forbs and limiting production potential of areas where it dominates. The landowner will selectively remove yaupon from the property to reduce density and/or prevent further invasion.

Best practices for controlling yaupon and mitigating risk of reinvasion include:

- Targeting areas with high yaupon levels and a lack of mature trees
- Using a forestry mulcher instead of bulldozing to reduce soil disturbance and eliminate the need to burn brush piles
- Using a tractor with a grubbing attachment to target yaupon and its root system, reducing potential for resprouting while limiting soil disturbance
- Creating brush openings and edge habitat of varying shape and size to generate a more open and diverse habitat
- Occasionally shredding or discing treated areas to discourage future infestation
- Controlling resprouting yaupon with a follow-up treatment of diesel and 5% triclopyr in 6-12 months
- Using aquatic-safe versions of the recommended herbicides, if available, in areas adjacent to riparian and wetland areas
- Always abiding by herbicide label instructions and all applicable state and federal laws

Additionally, judicious removal of eastern red cedar generates growth opportunities for more desirable tree species, promoting the overall health of woodland areas. Removing regrowth and semi-mature eastern red cedar enables faster maturation of existing junipers and provides additional water and nutrients for oaks and other tree species. The landowner will selectively remove excessive brush from the property. Best practices for removing eastern red cedar in woodland areas include:



- Targeting regrowth and semi-mature eastern red cedar occurring under the drip lines of other tree species
- Using a skid-steer with hydraulic shears or a forestry mulcher for effective removal

The landowner will annually conduct yaupon removal on a minimum of 0.25 acres of the 2.42-acre Brush Management area designated on the attached map. The landowner will maintain annual documentation to include records of 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.

## Erosion Control

1. Streamside, Pond, and Wetland Re-vegetation. (2021-2030) The landowner will create slash dams by placing cut, woody plants approximately every 20 feet in and around an active gully zone along the southeastern edge of an existing pond to help filter, slow, and absorb excessive amounts of runoff from upslope, which will promote vegetation development, habitat diversity, and other wildlife benefits.

Cut juniper, with a minimum crown height and diameter of 4' by 4', is the ideal material for slash dams. Juniper efficiently filters sediment, while slowing and flattening flowing water. Benefits beyond the gully area may include significant reduction of sediment load within ponds and creeks and improved water quality for wildlife.

The Slash Dam Construction Area is designated on the attached map. Upon completion, this activity will count for 10 years of credit, as long as annual maintenance is performed. The landowner will maintain annual documentation to include photos, a map of slash dam location(s), and other associated monitoring records that can be made available to the county upon request.

## Predator Control

1. Predator Management. (2021-2025) The landowner will develop and execute a predator management plan that may include trapping and/or hunting of raccoons, which are known to occur in the area and have caused problems on the property. The landowner will modify the plan, as needed, based on evidence of continued presence of these predators. These native, opportunistic predators are a natural part of the ecosystem. In some cases, however, they can greatly overpopulate if dependable water and food sources (e.g., feeders) are accessible to them, and they can pose a significant threat to native wildlife populations, such as quail, turkey, and other ground-nesting birds.

The landowner will place baited live-traps near known concentrations of the varmints as often as possible, primarily in spring and early summer months. Trapped animals should be dispatched instead of relocating to another property; however, relocating may occur if the landowner has obtained prior authorization from TPWD and the landowner of the property on which the animal is being released. If relocating trapped animals, the landowner must prepare and submit a monthly report to TPWD that documents the number of each species captured, location of release site, name and address of person authorized to release animal.

Raccoons may also be shot on sight during normal activities.

The landowner will record and evaluate incidental sightings of raccoons annually to determine when to scale back control measures. The landowner will maintain annual documentation, to include predator harvest/trapping logs, photos, map of trap location(s) (if applicable), and other associated monitoring records that can be made available to the county upon request.

2. Imported Red Fire Ant (IRFA) Control. (2021-2025) The landowner will develop and execute a predator management plan to reduce the presence of Imported Red Fire Ants (IRFA), which are known to occur and have caused problems on the property. Imported fire ants negatively affect wildlife populations through consumption of food sources that would otherwise be available for native wildlife, as well as by the direct predation of bird nestlings and other species.

The landowner will annually monitor (fall or spring) and treat infested areas with non-toxic products, such as growth inhibiting, metabolic modifying, or hormone interrupting baits, as much as possible. *Extinguish Plus* is recommended as an effective fire ant control bait for use on areas that will not be



grazed by beef cattle or other livestock. Extinguish or similarly approved product may be used for areas grazed by livestock raised for human consumption. The bait should be applied at the rate of 2 to 5 tbsps. per mound or according to label directions. A combination of spring and fall mound applications produce the greatest effect.

Although the treatment zone on the map is around 2.5 acres, the landowner will monitor and treat a minimum of 10 acres annually. The landowner will maintain annual documentation, to include photos, map of treated area(s), product invoices, and other associated monitoring records that can be made available to the county upon request.

### Providing Supplemental Supplies of Food

1. Feeders and Mineral Supplementation. (2021-2025) 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. Along with protein, supplemental minerals are an important source of nutrition for white-tailed deer, stimulating antler growth and body health. The landowner will provide 1 free-access mineral block station for deer, dove, small mammals, and songbirds year-round, which exceeds TPWD's minimum requirement of one feeder per 320 acres. 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.

### Providing Shelters

1. Nest Boxes, Bat Boxes. (2021-2025) Providing supplemental shelter for cavity-nesting wildlife promotes nesting success when natural cavities are scarce. The landowner has installed 4 nest boxes in appropriate habitat, as follows:

- 3 Eastern Bluebird boxes
- 1 Titmouse boxes

Additionally, the landowner will install 2 Wren nest boxes. Best practices for continued nest box monitoring include:

- 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.

2. Brush Piles and Slash Retention. (2021-2025) The landowner will construct and/or maintain 5 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 water oak, post 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

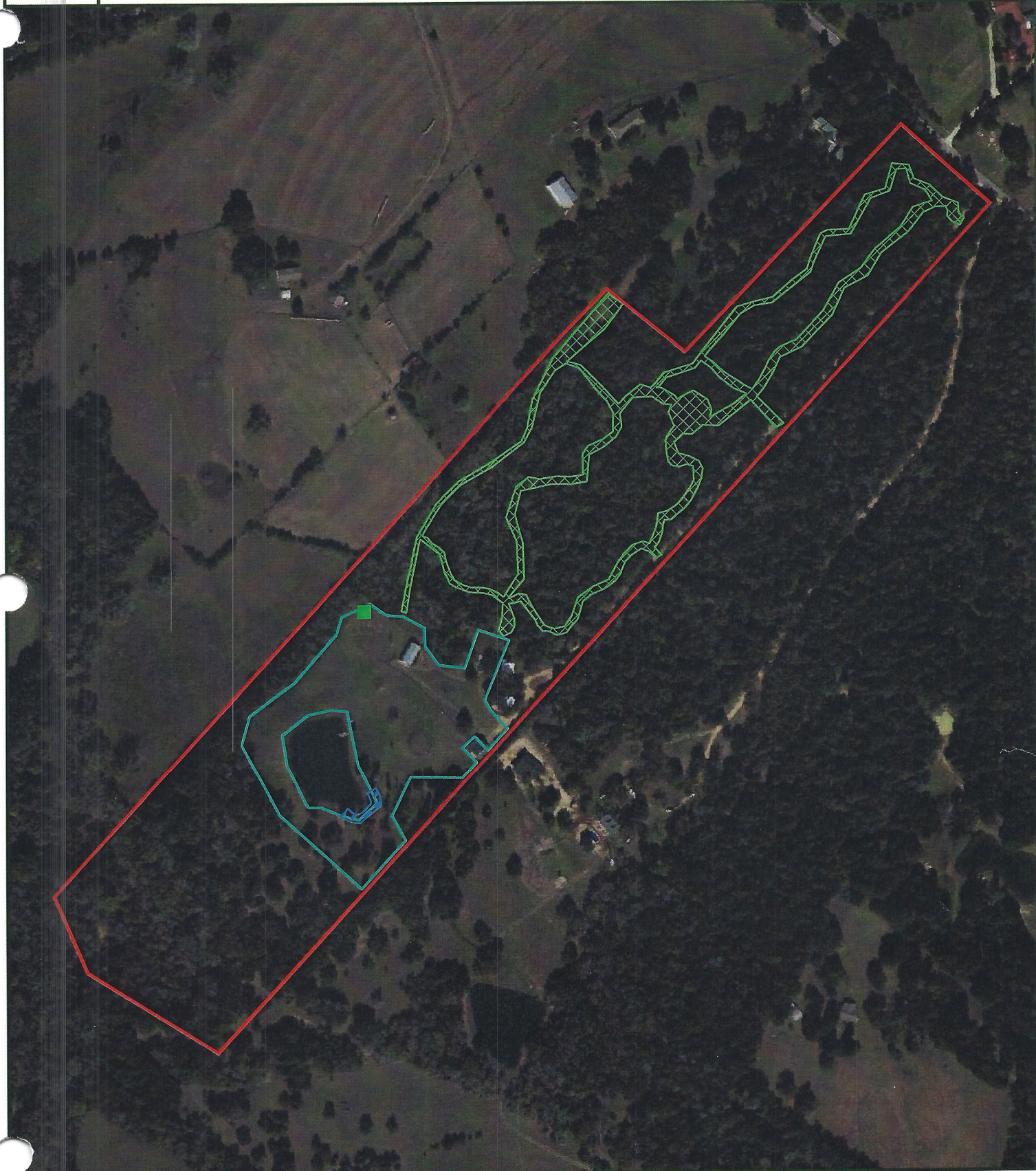
The landowner will retain applicable annual documentation, such as a map of brush pile locations and photos of each brush pile that can be made available to the appraisal district upon request.

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**McGraw Family Holdings, Ltd.**  
**+/- 29.271 Acres - Washington County**



Property Boundary



Fire Ant Control Zone



Brush Management Zone



Erosion Control Zone



Proposed Mineral Block





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# WASHINGTON COUNTY APPRAISAL DISTRICT

1301 Niebuhr Street, Brenham, Texas 77833  
(979) 277-3740

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MCGRAW FAMILY HOLDINGS LTD  
8493 BURKHART RD  
HOUSTON TX 77055-7541

Acct.: R18508

RE: :A0098 SCHRIER, JAMES , TRACT 25, ACRES 29.271, (5.00 + 24.271 ACRES)

Dear Property Owner,

Washington County Appraisal District is in the process of updating our agricultural and wildlife policies. The purpose of the updates is to make the process simpler for property owners, while still ensuring that ag and wildlife standards are being met.

**WASHINGTON COUNTY APPRAISAL DISTRICT WILL NOT REQUIRE AN ANNUAL REPORT, CENSUS, OR NEW PLAN FOR ANY CURRENT WILDLIFE OWNER FOR THE 2022 APPRAISAL YEAR.**

In the future, our appraisal staff will contact you when it is time for a wildlife use inspection or report. This will be done on a three-year cycle, just like regular ag use. Property owners whose wildlife projects need to be inspected may choose to schedule an onsite inspection, or submit a report of their wildlife practices.

Please contact our office if you have questions about this matter.

Sincerely,

Washington County Appraisal District