



The Texas Real Estate Advocacy and Defense (TREAD) Coalition

OUR RIGHTS ARE INDIVIDUAL, BUT IT TAKES A COALITION TO DEFEND THEM

TREAD MISSION AND HISTORY

The Texas Real Estate Advocacy and Defense (TREAD) Coalition is a non-partisan, member-based association that advocates for and defends Texas landowner rights at the federal, state, and local levels. Founded in 2017, TREAD strives to mobilize landowners on a grassroots level, acting as a channel through which landowners and real estate professionals can amplify their voices with elected officials and make policy recommendations to the proper legislative bodies.

HOW TREAD HELPS

Rural landowners are under an unprecedented assault on their rights. Powerful economic forces and the rapid growth of the state have sidelined landowners, leaving them vulnerable. TREAD combines grassroots organizing with professional advocacy to:

- evaluate current problems related to our advocacy, which include issues of pipeline routing reform, property taxes, water rights, eminent domain, and conservation
- craft solutions to those through rigorous investigation by our professionals
- present solutions to policymakers within the Texas law and the Legislature
- educate landowners, real estate professionals, business owners and environmentalists
- empower our constituents to advocate for their rights and affect change



"As stewards on this earth, we must protect our environment the best we can. It's time to make changes and reform some of our laws that do not share this same vision." - Patricia Graham, 4th generation Texan & TREAD Board Member



TREAD MEMBERSHIP

As a Member of TREAD Coalition, you join other landowners committed to preserving and protecting their rights and advocating on behalf of landowner issues. TREAD members receive access to a variety of resources on how to best defend their land as provided by our three independent entities: a 501(c)(3) that provides for our education center and provides litigation to defend landowner rights when needed; a 501(c)(6) that contains our direct advocacy including a lobby team that works year-round on landowner issues; and a political action committee that campaigns for elected officials who support landowners.

TREAD Foundation 501(c)(3)

The 501(c)(3) was formed to educate landowners on issues and help them develop policy positions. Through carefully targeted lawsuits, TREAD also challenges policy that harms landowners.

TREAD Coalition 501(c)(6)

The 501(c)(6) was formed to advocate for landowner rights through legislation, lobbying, and public relations. This way, TREAD acts as a conduit for local landowners and real estate professionals to express their concerns to government decision-makers and share their voices on equal terms with all other parties.

TREAD PAC

The TREAD PAC was organized for the purpose of providing financial support to Texan candidates who explicitly support the various missions that TREAD advocates for - including conservation, property rights, water, eminent domain, and more. The efforts of providing fiscal benefits to like-minded candidates allow TREAD to educate Texan legislators about the many issues that landowners face in overcoming unjust policy.

CURRENT LEGISLATIVE PRIORITIES

Oil & Gas Pipeline Reform

TREAD believes in the implementation of an oil and gas pipeline routing process similar to the one used by the Public Utility Commission (PUC) for energy transmission lines. PUC's process includes public environment and safety studies, a meaningful public input mechanism, and a third party to make final decisions. The PUC has successfully used this process for many years, to decide routing fairly and transparently for power lines. TREAD believes the same should be done for pipeline routing.

Eminent Domain Reform

TREAD supports eminent domain reform and recommends:

- Mandating public meetings to ensure property owners understand the process and can have their questions answered.
- Minimum protections that must be present in the contract.
- Holding condemners accountable if they offer property owners less compensation than is owed.

Fair Property Taxes

As Texas grows, there is more and more misunderstanding about the taxation of rural land. Every legislative session and every appraisal cycle, there are issues of concern for landowners. During session, legislation is introduced that can change the rules for Texas land. In addition, county appraisal cycles can have an impact on how decisions are made about your land.

Conservation

The state of Texas continues to grow, and we must continue the promotion and protection of our public parks and state historic sites. These special places are vital to our economy, heritage, culture, and way of life. Providing reliable sources of funding for state parks and historic sites allows for maintenance, repairs and improvements on a regular basis ensuring that these Texas treasures will continue to be appreciated and enjoyed for generations to come.

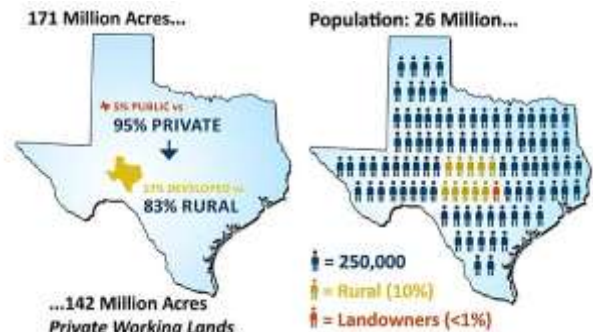
Water Rights

TREAD advocates for the increased use of science-based infrastructure features that are proven to prevent water pollution through our rivers and streams, mitigate flooding in repeated impact areas, and ultimately protect our groundwater resources.



OTHER LEGISLATIVE PRIORITIES:

- Expanding Broadband to Rural Communities
- Access to Healthcare and Rural Public Health
- Telehealth in Rural Communities
- Rural Economic Development
- Promoting Local Artists



Credit: Texas Farm Bureau

The state is comprised of 142 million acres of privately-operated farms, ranches, wineries, and family forests. The value of those very lands to the total population of 26 million Texans include the benefits of clean drinking water, recreational opportunities, business endeavors, and a beautiful Texas landscape. Efforts to conserve, protect, and defend those lands through private landowners is something that should be important to all of Texans, regardless of where our fence lines fall.

PARTNERS:

The TREAD Coalition hosts educational workshops reaching landowners and real estate professionals throughout the state. As we continue this initiative, we call upon our partners to support our outreach efforts and ensure that the information we communicate through our workshops is backed by the most qualified entities. Some of our partners include:

- Big Bend Conservation Alliance
- Headwaters Alliance
- Hill Country Conservancy
- Patagonia
- Texans By Nature
- Texas and Southwestern Cattle Raisers Association
- Texas Parks and Wildlife

Online Outreach

With more than a thousand people around the state using our social media for updates surrounding current events, policy changes, and positive endeavors surrounding our advocacy, the demands of our growth are increasing. Visit @treadcoalition on all social media platforms, our website: www.treadcoalition.org, and telephone: (737) 234-6259.

"I know that if we stand together, we can protect and enhance our natural heritage for the benefit of our communities as a whole, while protecting our rights as landowners." - Beyrl Armstrong, 5th generation Texan & TREAD Board Member