

**QUALIFICATIONS OF  
ROBERT V. HICKS, MAI**  
(830) 816-2400 fax: (830) 249-2440  
[www.stoufferappraisals.com](http://www.stoufferappraisals.com) [stouffer@gvtc.com](mailto:stouffer@gvtc.com)

*As of January 1, 2012*

**BIOGRAPHICAL BACKGROUND**

Robert V. Hicks, MAI is a real estate appraiser in Boerne, Texas. Mr. Hicks began appraising real estate in the San Antonio metro area in March, 1991 after being a fee appraiser in Houston, Texas for over four years. He began managing the Boerne Branch of Stouffer & Associates in Boerne, Texas in January of 2004 and has resided in Boerne since February of 1994.

**Robert V. Hicks, MAI obtained his MAI designation as a member of the Appraisal Institute on September 27, 1991.**

Robert V. Hicks, MAI was born in Austin, Texas, in 1957. He attended public schools in Austin, prior to attending Blinn Jr. College in Brenham Texas, where he received a full football scholarship. Subsequent to this, Mr. Hicks attended Texas A&M University where he earned a Bachelor of Science in Agriculture Education. Upon graduation, Mr. Hicks taught Vocational Agriculture at Ozona High School in Ozona, Texas, for 3½ years before returning to Texas A&M University and earning a Master of Agriculture in Land Economics and Real Estate. Mr. Hicks is also involved in the family ranch in Bandera County, Texas.

**EDUCATION**

**Bachelor of Science (Agriculture Education):**

**Texas A&M University (1980)**

**Master of Agriculture (Land Economics and Real Estate):**

**Texas A&M University (1986)**

**DESIGNATIONS AND CERTIFICATIONS**

Member of the Appraisal Institute (MAI), Membership No. 9064

State Certified General Real Estate Appraiser, Certificate No. TX-1320363-G

**PROFESSIONAL ORGANIZATIONS**

|             |         |   |
|-------------|---------|---|
| Member      | 1986-09 | Society of Texas A&M Real Estate Professionals  |
| Member      | 1993-09 | Panel member to review experience credits for Appraisal Institute candidates in the San Antonio Chapter   |
| Member      | 1994-98 | Regional Ethics & Counseling Panel of the Appraisal Institute   |
| Chairperson | 1994-98 | Professional Standards & Ethics Education Committee in the San Antonio Chapter of the Appraisal Institute |
| Director    | 1996-98 | Director for the San Antonio Chapter of the Appraisal Institute   |

## Qualifications of Robert V. Hicks, MAI, page 2

### CIVIC AND COMMUNITY ORGANIZATIONS

Robert V. Hicks, MAI has been involved in numerous civic/ community and non-profit organizations in the various areas he has lived. He is currently an elder for St. Mark Presbyterian Church in Boerne, Texas.

### PROPERTY TYPES APPRAISED

Robert V. Hicks, MAI has appraised and reviewed thousands of non-residential commercial appraisals in his 22+ year career on various properties in Houston, Dallas, Fort Worth, San Antonio, Austin, El Paso, Midland, Brownsville, McAllen, Laredo, Corpus Christi, Oklahoma City, and many other locations throughout the state of Texas. This includes a total of 100+ different Texas counties, generally 20 to 30 separate counties each year.

Consultation services in the Real Estate industry performed by Robert V. Hicks, MAI have included litigation support, expert witness testimony at special commissioners hearing and jury trial, feasibility studies, tax assessment review, cost estimates for insurable value, square footage analysis and appraisal reviews. A list of the property types appraised by Robert V. Hicks, MAI include the following:

|                                |                               |
|--------------------------------|-------------------------------|
| Vacant land (various types)    | Motel/Hotel                   |
| Subdivision (various types)    | Restaurant                    |
| Retail Building                | Aircraft Hangar               |
| Shopping Center                | Aviation Facility             |
| Industrial Building            | Entertainment Theme Park      |
| Manufacturing Facility         | Day Care Center               |
| Office Building                | Service Station               |
| Medical/Dental Office Building | Convenience Store             |
| Apartment/Multi-family         | Bank Building                 |
| Condominium                    | Trucking/Freight Terminal     |
| Residential                    | Mini Storage Facility         |
| Farm & Ranch                   | Mobile Home Park              |
| Guest & Dude Ranch             | Church                        |
| Car Wash Facility              | Funeral Home                  |
| Car Dealership                 | Ground Leases                 |
| Automotive Facility            | Aerial/Subsurface Rights      |
| Private School                 | Easements (various types)     |
| Lumber Yard                    | Assisted Living/Care Facility |
| RV Park                        | Veterinary Clinic             |
| Rock Quarry                    | Fuel Station                  |
| Oil Storage Tank               | Grain Elevator & Bin          |
| Private Water Plant/System     | Feed Store/Feed Mill          |
| Cave/Mitigation Site           | Conservation Easement         |
| Golf Course                    | Condemnation                  |
| Undivided Interest             | Right-of-Way (many types)     |

**Qualifications of Robert V. Hicks, MAI, page 3**

**Robert V. Hicks, MAI has appraised many farm/ranch/acreage properties through the years including 835 farm/ranch/acreage properties over 100 acres in size in 2001 to 2012. These 835 farm/ranch/acreage properties are located in 49 different counties in many areas of the state covering over 1,020,000 acres. These properties are summarized as follows:**

| COUNTY   | NO. OF RANCHES | SIZE IN ACRES   |
|----------|----------------|---|
| Aransas  | 2              | 130 / 195   |
| Atascosa | 23             | 1,528 / 4,074 / 510 / 406 / 573 / 104 / 2,717 / 285 / 308 / 202 / 533 / 2,363 / 380 / 1,618 / 895 / 233 / 100 / 134 / 200 / 4,893 / 2,352 / 100 / 224   |
| Bandera  | 88             | 1,318 / 124 / 1,564 / 921 / 1,125 / 582 / 491 / 373 / 348 / 335 / 412 / 1,082 / 132 / 1,507 / 123 / 740 / 390 / 2,728 / 605 / 1,790 / 1,793 / 267 / 2,625 / 356 / 213 / 1,132 / 1,654 / 491 / 433 / 405 / 203 / 107 / 539 / 2,678 / 239 / 183 / 278 / 639 / 127 / 124 / 2,801 / 507 / 1,790 / 107 / 1,134 / 204 / 304 / 444 / 400 / 220 / 119 / 230 / 150 / 573 / 1,132 / 1,134 / 213 / 396 / 2,745 / 2,107 / 373 / 165 / 150 / 123 / 124 / 1,790 / 505 / 1,317 / 227 / 225 / 263 / 704 / 1,790 / 413 / 280 / 241 / 6,516 / 121 / 701 / 521 / 413 / 241 / 580 / 124 / 465 / 413 / 808 / 153 |
| Bee      | 2              | 2,698 / 547   |
| Bexar    | 58             | 641 / 1,474 / 403 / 717 / 856 / 1,466 / 100 / 567 / 171 / 2,005 / 122 / 2,087 / 710 / 856 / 102 / 297 / 339 / 2,316 / 185 / 434 / 137 / 140 / 100 / 179 / 100 / 132 / 216 / 772 / 369 / 100 / 110 / 449 / 556 / 461 / 138 / 105 / 331 / 100 / 2,316 / 192 / 215 / 100 / 452 / 135 / 185 / 424 / 176 / 2,316 / 785 / 104 / 424 / 785 / 185 / 2,316 / 227 / 185 / 155 / 185   |
| Blanco   | 19             | 1,489 / 204 / 1,144 / 5,797 / 2,039 / 121 / 735 / 241 / 268 / 444 / 317 / 314 / 195 / 504 / 105 / 219 / 314 / 1,427 / 1,531   |
| Brewster | 2              | 9,772 / 3,401   |
| Brown    | 1              | 1,598   |
| Burleson | 1              | 318   |
| Burnet   | 6              | 904 / 1,006 / 341 / 132 / 904 / 239   |
| Coleman  | 1              | 320   |
| Comal    | 22             | 255 / 762 / 144 / 182 / 324 / 108 / 762 / 153 / 517 / 521 / 226 / 295 / 671 / 277 / 633 / 124 / 119 / 239 / 277 / 333 / 141 / 277   |
| Dimmit   | 13             | 246 / 317 / 334 / 1,767 / 2,015 / 2,493 / 1,902 / 896 / 3,569 / 2,493 / 403 / 2,046 / 695   |

**Qualifications of Robert V. Hicks, MAI, page 4**

| <b>COUNTY</b> | <b>NO. OF RANCHES</b> | <b>SIZE IN ACRES</b>  |
|---------------|-----------------------|---|
| DeWitt        | 4                     | 2,013 / 635 / 397 / 633   |
| Duval         | 6                     | 1,100 / 8,049 / 5,245 / 1,392 / 8,049 / 5,221   |
| Edwards       | 17                    | 4,110 / 725 / 961 / 375 / 302 / 6,756 / 269 / 1,377 / 504 / 5,604 / 309 / 1,892 / 1,980 / 5,295 / 4,049 / 1,980 / 8,593   |
| Frio          | 28                    | 177 / 5,026 / 993 / 500 / 1,278 / 5,026 / 323 / 463 / 122 / 563 / 1,278 / 448 / 1,530 / 866 / 473 / 156 / 524 / 1,027 / 1,014 / 319 / 945 / 319 / 2,870 / 307 / 454 / 1,055 / 750 / 1,027   |
| Gillespie     | 48                    | 1,088 / 138 / 2,338 / 263 / 1,922 / 108 / 327 / 428 / 2,338 / 234 / 134 / 335 / 154 / 302 / 647 / 529 / 335 / 150 / 324 / 115 / 105 / 100 / 237 / 233 / 358 / 1,044 / 365 / 111 / 154 / 174 / 197 / 188 / 288 / 287 / 200 / 156 / 1,559 / 174 / 1,154 / 100 / 574 / 133 / 125 / 1,190 / 333 / 100 / 146 / 1,592   |
| Goliad        | 1                     | 2,585   |
| Gonzales      | 8                     | 457 / 465 / 513 / 651 / 513 / 243 / 567 / 2,023   |
| Guadalupe     | 3                     | 311 / 102 / 138   |
| Hays          | 5                     | 135 / 437 / 476 / 276 / 129   |
| Jim Wells     | 1                     | 513   |
| Karnes        | 2                     | 665 / 143   |
| Kendall       | 87                    | 474 / 174 / 471 / 399 / 125 / 108 / 710 / 613 / 118 / 313 / 306 / 180 / 474 / 171 / 668 / 4,929 / 149 / 307 / 306 / 120 / 155 / 471 / 471 / 174 / 160 / 174 / 683 / 160 / 163 / 365 / 174 / 264 / 176 / 117 / 159 / 101 / 161 / 559 / 345 / 552 / 1,242 / 108 / 103 / 292 / 404 / 119 / 1,178 / 405 / 420 / 146 / 328 / 458 / 1,242 / 208 / 564 / 867 / 597 / 666 / 362 / 117 / 437 / 1,536 / 783 / 621 / 1,028 / 956 / 117 / 1,523 / 112 / 105 / 213 / 310 / 138 / 103 / 670 / 158 / 481 / 1,457 / 157 / 143 / 587 / 100 / 1,969 / 420 / 256 / 498 / 311 |

**Qualifications of Robert V. Hicks, MAI, page 5**

| COUNTY    | NO. OF RANCHES | SIZE IN ACRES   |
|-----------|----------------|---|
| Kerr      | 62             | 353 / 1,026 / 188 / 385 / 205 / 652 / 540 / 652 / 362 / 315 / 566 / 544 / 294 / 646 / 652 / 851 / 2,200 / 273 / 1,073 / 1,251 / 157 / 703 / 5,642 / 156 / 100 / 144 / 247 / 102 / 302 / 665 / 110 / 302 / 332 / 110 / 725 / 677 / 851 / 249 / 115 / 273 / 144 / 1,464 / 845 / 279 / 412 / 102 / 2,709 / 505 / 350 / 725 / 308 / 115 / 762 / 425 / 131 / 354 / 503 / 868 / 273 / 189 / 354 / 124   |
| Kimble    | 10             | 433 / 1,213 / 710 / 643 / 718 / 1,930 / 100 / 224 / 556 / 1,056   |
| Kinney    | 15             | 1,640 / 7,326 / 239 / 4,420 / 510 / 2,694 / 681 / 652 / 3,615 / 544 / 2,446 / 1,307 / 925 / 2,447 / 1,234   |
| La Salle  | 19             | 800 / 2,790 / 800 / 552 / 758 / 605 / 6,870 / 1,763 / 149 / 1,163 / 2,408 / 2,026 / 1,043 / 10,013 / 875 / 628 / 5,405 / 120 / 2,293 / 500  |
| Live Oak  | 10             | 525 / 1,793 / 525 / 1,208 / 773 / 194 / 1,208 / 841 / 622 / 1,780   |
| Llano     | 7              | 243 / 1,641 / 111 / 193 / 136 / 444 / 3,904   |
| Mason     | 7              | 396 / 293 / 339 / 339 / 6,963 / 339 / 339   |
| Maverick  | 5              | 1,669 / 948 / 2,726 / 1,000 / 3,710   |
| McCulloch | 2              | 399 / 552   |
| McMullen  | 11             | 2,991 / 659 / 1,921 / 14,506 / 5,107 / 2,267 / 8,912 / 985 / 4,743 / 1,572 / 1,136  |
| Medina    | 82             | 1,518 / 500 / 1,078 / 1,090 / 170 / 1,233 / 2,018 / 315 / 598 / 325 / 210 / 850 / 948 / 362 / 275 / 1,170 / 2,018 / 182 / 203 / 569 / 406 / 322 / 332 / 1,343 / 570 / 490 / 268 / 186 / 829 / 222 / 440 / 490 / 280 / 235 / 1,121 / 831 / 237 / 231 / 238 / 123 / 760 / 2,558 / 240 / 200 / 490 / 351 / 1,807 / 187 / 1,121 / 203 / 100 / 1,060 / 1,260 / 353 / 171 / 212 / 279 / 1,344 / 583 / 143 / 314 / 775 / 828 / 801 / 1,413 / 388 / 377 / 583 / 309 / 706 / 320 / 950 / 674 / 2,818 / 819 / 105 / 1,573 / 885 / 200 / 370 / 100 / 409 |
| Menard    | 1              | 1,280   |
| Nueces    | 1              | 298   |

**Qualifications of Robert V. Hicks, MAI, page 6**

|              |            |   |
|--------------|------------|---|
| Polk         | 1          | 197   |
| Real         | 19         | 416 / 9,289 / 3,042 / 453 / 806 / 610 / 245 / 478 / 2,469 / 1,120 / 3,042 / 1,346 / 5,917 / 205 / 685 / 1,154 / 1,453 / 1,497 / 1,545   |
| San Saba     | 1          | 4,872   |
| Sutton       | 14         | 2,483 / 5,720 / 493 / 3,154 / 763 / 1,040 / 1,258 / 524 / 8,259 / 1,019 / 4,515 / 1,100 / 308 / 8,259   |
| Tom Green    | 1          | 2,326   |
| Uvalde       | 61         | 2,208 / 1,874 / 333 / 324 / 397 / 5,554 / 1,584 / 986 / 257 / 7,075 / 514 / 257 / 319 / 649 / 376 / 168 / 191 / 373 / 1,357 / 1,045 / 273 / 155 / 2,436 / 589 / 4,400 / 2,697 / 2,657 / 13,192 / 871 / 7,291 / 2,251 / 415 / 456 / 115 / 11,744 / 830 / 4,299 / 17,392 / 1,045 / 3,859 / 13,192 / 210 / 6,838 / 4,822 / 934 / 11,744 / 397 / 252 / 512/109/ 1,000 / 177 / 1,531 / 110 / 365 / 803 / 252 / 594 / 500 / 1,214 / 7,046 |
| Val Verde    | 11         | 8,767 / 3,134 / 8,706 / 4,310 / 391 / 2,210 / 9,349 / 386 / 983 / 11,676 / 1,289  |
| Webb         | 8          | 5,485 / 1,940 / 5,643 / 3,422 / 200 / 10,844 / 1,620 / 590  |
| Williamson   | 2          | 308 / 346   |
| Wilson       | 19         | 167 / 600 / 1,437 / 1,098 / 242 / 186 / 224 / 816 / 269 / 252 / 260 / 1,970 / 190 / 275 / 572 / 749 / 328 / 120 / 161   |
| Zavala       | 19         | 1,769 / 9,239 / 1,138 / 300 / 17,370 / 282 / 1,138 / 1,493 / 2,559 / 295 / 657 / 2,916 / 13,054 / 1,938 / 13,054 / 5,756 / 952 / 1,803  |
| <b>TOTAL</b> | <b>835</b> | <b>1,028,407 Total Acres</b>  |

*These ranch appraisals represent individual appraisals for individual clients and are not part of a mass appraisal assignment for a pipe line, transmission line, water line, etc.*

Therefore, Robert V. Hicks, MAI is very familiar with farm/ranch/acreage type properties with a large amount of experience appraising these types of properties as well as having taught Vocational Agriculture in High School for 3½ years in Ozona, Texas.

Robert V. Hicks, MAI has deep family roots in South Texas with Wilson County being named after his great, great grandfather, James Charles Wilson. Mr. Hicks is also involved with his family ranch in Bandera County near Medina, Texas and is a fourth generation owner as the ranch has been under his family ownership since 1907.