

# QUALIFICATIONS OF ROBERT V. HICKS, MAI

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**Updated as of July 15, 2022**

## **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 as the managing director of 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 over 3 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 **(Received MAI Designation in 1991)**  
State Certified General Real Estate Appraiser, Certificate No. TX-1320363-G **(State Certified Since 1991)**

## **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

## 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 was an elder for St. Mark Presbyterian Church in Boerne, Texas in 1997- 2000 and is an avid outdoorsman who enjoys to hunt, fish, and ranching related work and activities with cattle and horses on his family ranch in Bandera County.

## PROPERTY TYPES APPRAISED

Robert V. Hicks, MAI has appraised and reviewed thousands of non-residential narrative commercial appraisals for **over 35 years** on various properties in major cities of 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 25 to 40 separate counties each year.

Robert V. Hicks, MAI has taken many appraisal courses and seminars in various areas through the years to include appraising properties that are commercial, farm & ranch, condemnation, conservation easement, undivided and partial interest, easements, and many others areas. 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)	Bed & Breakfast
Retail Building	Restaurant
Shopping Center	Aircraft Hangar
Industrial Building	Aviation Facility
Manufacturing Facility	Entertainment Theme Park
Office Building	Day Care Center
Medical/Dental Office Building	Service Station
Apartment/Multi-family	Convenience Store
Condominium	Bank Building
Residential	Trucking/Freight Terminal
Farm & Ranch (1,600+ total)	Mini Storage Facility
Guest & Dude Ranch	Mobile Home Park
Car Wash Facility	Church
Car Dealership	Funeral Home
Automotive Facility	Ground Leases
Private School	Aerial Rights
Lumber Yard	Subsurface Rights
RV Park	Easements (various types)
Rock Quarry	Assisted Living/Care Facility
Oil Storage Tanks	Veterinary Clinic / Horse Arena Facility
Private Water Plant/System	Fuel Station
Cave/Mitigation Site	Grain Elevator & Bin
Special Events Facility	Feed Store/Feed Mill
Undivided Interest	Conservation Easement (200+ total)
Golf Course	Condemnation

## FARM & RANCH / LAND APPRAISALS OVER 100 ACRES IN SIZE

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Robert V. Hicks, MAI has appraised many farm & ranch / land properties through the years including **1,884** farm & ranch / land properties over 100 acres in size in 2001 to presently in 2022. These **1,884** farm/ranch/acreage properties are located in **55** different counties in many areas of the state covering over **2,280,000** acres. These properties are summarized as follows:

COUNTY	NO. OF RANCHES	ROUNDED SIZE IN ACRES OF EACH RANCH AND TOTAL ACRES
Aransas	2	130 / 195 <b>(325 Acres Total)</b>
Atascosa	77	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 / 431 / 1,598 / 578 / 405 / 448 / 272 / 248 / 316 / 344 / 344 / 316 / 214 / 244 / 241 / 316 / 237 / 513 / 832 / 344 / 748 / 352 / 789 / 244 / 858 / 543 / 829 / 592 / 477 / 376 / 415 / 1,199 / 273 / 171 / 1,109 / 212 / 214 / 125 / 442 / 100 / 161 / 549 / 268 / 429 / 313 / 339 / 158 / 825 / 298 / 260 / 237 / 162 / 171 / 262 / 244 <b>(47,718 Acres Total)</b>
Bandera	186	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 / 124 / 100 / 1,338 / 575 / 144 / 742 / 161 / 791 / 408 / 103 / 321 / 422 / 535 / 784 / 276 / 1,196 / 422 / 2,893 / 4,923 / 178 / 120 / 276 / 1,196 / 134 / 106 / 1,134 / 108 / 2,701 / 802 / 328 / 725 / 580 / 116 / 262 / 1,901 / 806 / 142 / 699 / 431 / 128 / 1,328 / 436 / 2,801 / 700 / 2,945 / 230 / 1,012 / 145 / 117 / 580 / 241 / 742 / 381 / 335 / 195 / 522 / 185 / 674 / 367 / 180 / 360 / 1,901 / 227 / 200 / 130 / 418 / 120 / 260 / 3,002 / 833 / 107 / 731 / 966 / 202 / 233 / 207 / 226 / 193 / 245 / 190 / 226 / 245 / 145 / 1,327 / 479 / 202 / 120 / 240 / 446 / 1,076 / 125 / 3,737 / 620 / 377 / 870 / 189 / 870 / 134 <b>(132,933 Acres Total)</b>
Bee	8	2,698 / 547 / 721 / 1,563 / 649 / 216 / 644 / 1,711 <b>(8,794 Acres Total)</b>
Bexar	74	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 / 613 / 461 / 424 / 750 / 135 / 612 / 102 / 736 / 379 / 131 / 559 / 586 / 486 / 102 / 268 / 144 <b>(38,693 Acres Total)</b>
Blanco	48	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 / 761 / 314 / 121 / 194 / 317 / 188 / 788 / 108 / 3,260 / 479 / 141 / 832 / 1,462 / 2,658 / 704 / 150 / 223 / 832 / 240 / 153 / 290 / 152 / 525 / 111 / 259 / 471 / 231 / 222 / 339 <b>(33,933 Acres Total)</b>
Brewster	2	9,772 / 3,401 <b>(13,173 Acres Total)</b>

**Farm & Ranch / Land Appraisals, Page 4**

COUNTY	NO. OF RANCHES	ROUNDED SIZE IN ACRES OF EACH RANCH AND TOTAL ACRES
Brown	1	1,598
Burleson	1	318
Burnet	13	904 / 1,006 / 341 / 132 / 904 / 239 / 1,600 / 519 / 598 / 350 / 1,467 / 842 / 1,003 <b>(9,905 Acres Total)</b>
Coleman	4	320 / 251 / 106 / 418 <b>(1,095 Acres Total)</b>
Comal	36	255 / 762 / 144 / 182 / 324 / 108 / 762 / 153 / 517 / 521 / 226 / 295 / 670 / 277 / 633 / 124 / 119 / 239 / 277 / 333 / 141 / 277 / 671 / 1,076 / 219 / 352 / 386 / 190 / 112 / 245 / 430 / 246 / 676 / 132 / 112 / 158 <b>(12,344 Acres Total)</b>
Concho	3	298 / 346 / 895 <b>(1,539 Acres Total)</b>
Crockett	2	797 / 1,105 <b>(1,902 Acres Total)</b>
Dimmit	35	246 / 317 / 334 / 1,767 / 2,015 / 2,493 / 1,902 / 896 / 3,569 / 2,493 / 403 / 2,046 / 695 / 1,222 / 409 / 764 / 3,815 / 2,493 / 640 / 1,600 / 535 / 165 / 1,609 / 500 / 2,722 / 1,060 / 355 / 413 / 2,824 / 664 / 1,492 / 106 / 921 / 2,570 / 10,842 <b>(56,897 Acres Total)</b>
DeWitt	6	2,013 / 635 / 397 / 633 / 132 / 199 <b>(4,009 Acres Total)</b>
Duval	28	1,100 / 8,049 / 5,245 / 1,392 / 8,049 / 5,221 / 1,194 / 4,220 / 670 / 1,453 / 2,662 / 4,220 / 5,221 / 1,009 / 4,220 / 800 / 595 / 131 / 265 / 286 / 4,220 / 1,835 / 1,234 / 1,925 / 278 / 759 / 9,829 / 1,553 <b>(77,635 Acres Total)</b>
Edwards	57	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 / 259 / 1,558 / 2,149 / 1,980 / 863 / 1,007 / 2,384 / 17,580 / 10,601 / 774 / 181 / 17,580 / 1,227 / 647 / 1,097 / 1,285 / 316 / 5,113 / 2,120 / 429 / 2,308 / 1,476 / 14,306 / 17,580 / 445 / 644 / 644 / 664 / 3,335 / 1,366 / 449 / 556 / 449 / 556 / 3,721 / 169 / 2,226 / 1,132 / 1,907 / 1,600 <b>(168,736 Acres Total)</b>
Frio	86	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 / 482 / 321 / 703 / 618 / 683 / 609 / 100 / 728 / 1,487 / 683 / 496 / 817 / 474 / 325 / 390 / 1,576 / 1,834 / 1,453 / 110 / 131 / 313 / 471 / 792 / 726 / 172 / 390 / 366 / 212 / 231 / 203 / 135 / 454 / 252 / 389 / 323 / 1,066 / 321 / 311 / 388 / 1,678 / 301 / 1,453 / 158 / 536 / 671 / 1,472 / 9,255 / 282 / 187 / 9,259 / 1,907 / 451 / 626 / 5,005 / 231 / 203 / 210 / 325 <b>(85,606 Acres Total)</b>
Gillespie	99	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 / 237 / 956 / 104 / 157 / 100 / 508 / 199 / 1,028 / 271 / 1,393 / 428 / 325 / 133 / 399 / 116 / 160 / 602 / 140 / 247 / 280 / 146 / 372 / 346 / 196 / 124 / 146 / 300 / 663 / 647 / 186 / 135 / 163 / 647 / 500 / 156 / 162 / 343 / 200 / 118 / 140 / 193 / 283 / 663 / 405 / 255 / 135 / 146 / 727 / 923 / 137 / 118 <b>(41,044 Acres Total)</b>
Goliad	4	2,585 / 135 / 166 / 211 <b>(3,097 Acres Total)</b>
Gonzales	10	457 / 465 / 513 / 651 / 513 / 243 / 567 / 2,023 / 2,199 / 353 <b>(10,184 Acres Total)</b>

<b>Guadalupe</b>	<b>8</b>	311 / 102 / 138 / 729 / 193 / 246 / 642 / 151 <b>(2,512 Acres Total)</b>
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**Farm & Ranch / Land Appraisals, Page 5**

<b>COUNTY</b>	<b>NO. OF RANCHES</b>	<b>ROUNDED SIZE IN ACRES OF EACH RANCH AND TOTAL ACRES</b>
<b>Hays</b>	<b>18</b>	135 / 437 / 476 / 276 / 129 / 2,184 / 176 / 235 / 538 / 844 / 665 / 115 / 100 / 461 / 101 / 844 / 112 / 118 <b>(7,946 Acres Total)</b>
<b>Jim Wells</b>	<b>5</b>	513 / 3,087 / 513 / 3,087 / 250 <b>(7,452 Acres Total)</b>
<b>Karnes</b>	<b>6</b>	665 / 143 / 310 / 248 / 301 / 339 <b>(2,006 Acres Total)</b>
<b>Kendall</b>	<b>188</b>	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 / 597 / 1,178 / 226 / 277 / 217 / 450 / 154 / 437 / 231 / 157 / 127 / 307 / 138 / 116 / 1,967 / 215 / 232 / 137 / 196 / 201 / 110 / 588 / 225 / 228 / 876 / 691 / 115 / 211 / 140 / 228 / 127 / 590 / 101 / 115 / 323 / 332 / 1,207 / 431 / 119 / 146 / 211 / 214 / 201 / 195 / 225 / 152 / 277 / 440 / 968 / 350 / 108 / 260 / 147 / 413 / 142 / 259 / 994 / 140 / 125 / 1,142 / 106 / 918 / 1,054 / 311 / 807 / 453 / 353 / 103 / 293 / 260 / 284 / 268 / 288 / 1,034 / 141 / 106 / 918 / 124 / 202 / 1,334 / 589 / 202 / 320 / 123 / 334 / 258 / 1,281 / 356 / 100 / 403 / 443 / 155 / 481 / 163 / 156 / 623 / 517 / 184 / 623 / 1,602 / 202 / 512 <b>(82,124 Acres Total)</b>
<b>Kerr</b>	<b>148</b>	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 / 607 / 2,160 / 295 / 182 / 235 / 170 / 135 / 425 / 1,148 / 406 / 124 / 235 / 158 / 196 / 720 / 187 / 205 / 295 / 247 / 153 / 279 / 110 / 1,352 / 917 / 4,609 / 130 / 127 / 100 / 172 / 425 / 118 / 328 / 492 / 109 / 131 / 1,556 / 258 / 122 / 130 / 295 / 172 / 825 / 1,011 / 425 / 694 / 688 / 232 / 162 / 131 / 130 / 200 / 646 / 235 / 944 / 698 / 725 / 205 / 2,210 / 108 / 224 / 973 / 206 / 417 / 321 / 206 / 160 / 180 / 1,144 / 112 / 150 / 114 / 589 / 1,000 / 430 / 504 / 168 / 158 / 179 / 152 / 139 / 134 / 3,981 / 145 / 118 / 204 / 215 <b>(79,738 Acres Total)</b>
<b>Kimble</b>	<b>33</b>	433 / 1,213 / 710 / 643 / 718 / 1,930 / 100 / 224 / 556 / 1,056 / 400 / 1,418 / 1,136 / 10,823 / 320 / 465 / 1,040 / 112 / 1,338 / 206 / 935 / 134 / 935 / 413 / 1,507 / 1,355 / 201 / 2,988 / 1,355 / 150 / 176 / 1,987 / 126 <b>(37,103 Acres Total)</b>
<b>Kinney</b>	<b>36</b>	1,640 / 7,326 / 239 / 4,420 / 510 / 2,694 / 681 / 652 / 3,615 / 544 / 2,446 / 1,307 / 2,292 / 925 / 2,447 / 1,234 / 2,292 / 2,447 / 1,234 / 4,916 / 4,668 / 4,916 / 6,788 / 11,889 / 893 / 397 / 922 / 787 / 550 / 954 / 1,690 / 1,323 / 354 / 341 / 704 / 1,147 <b>(82,184 Acres Total)</b>
<b>Lampasas</b>	<b>2</b>	468 / 682 <b>(1,150 Acres Total)</b>
<b>La Salle</b>	<b>32</b>	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 / 1,000 / 1,515 / 10,140 / 617 / 1,279 / 2,908 / 309 / 1,906 / 1,514 / 1,784 / 639 / 877 <b>(66,049 Acres Total)</b>
<b>Lavaca</b>	<b>3</b>	190 / 905 / 101 <b>(1,196 Acres Total)</b>
<b>Live Oak</b>	<b>35</b>	525 / 1,793 / 525 / 1,208 / 773 / 194 / 1,208 / 841 / 622 / 1,780 / 1,974 / 3,779 / 582 /

		1,947 / 964 / 511 / 245 / 511 / 160 / 238 / 278 / 841 / 400 / 1,398 / 494 / 2,705 / 306 / 339 / 392 / 1,947 / 301 / 3,039 / 150 / 582 / 100 <b>(33,652 Acres Total)</b>
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**Farm & Ranch / Land Appraisals, Page 6**

COUNTY	NO. OF RANCHES	ROUNDED SIZE IN ACRES OF EACH RANCH AND TOTAL ACRES
Llano	13	243 / 1,641 / 111 / 193 / 136 / 444 / 3,904 / 2,320 / 1,261 / 4,667 / 920 / 258 / 187 <b>(16,285 Acres Total)</b>
Mason	11	396 / 293 / 339 / 339 / 6,963 / 339 / 339 / 595 / 336 / 193 / 354 <b>(10,486 Acres Total)</b>
Maverick	14	1,669 / 948 / 2,726 / 1,000 / 3,710 / 2,573 / 1,562 / 935 / 5,820 / 459 / 581 / 13,293, 1,000 / 645 <b>(36,921 Acres Total)</b>
McCulloch	2	399 / 552 <b>(951 Acres Total)</b>
McMullen	25	2,991 / 659 / 1,921 / 14,506 / 5,107 / 2,267 / 8,912 / 985 / 4,743 / 1,572 / 1,136 / 164 / 810 / 805 / 555 / 15,719 / 475 / 641 / 641 / 2,085 / 755 / 164 / 301 / 1,319 / 1,670 <b>(70,903 Acres Total)</b>
Medina	156	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 / 4,168 / 4,000 / 1,184 / 458 / 317 / 278 / 171 / 1,416 / 532 / 950 / 1,142 / 3,158 / 817 / 630 / 1,412 / 122 / 546 / 2,636 / 154 / 240 / 282 / 254 / 3,076 / 608 / 971 / 433 / 354 / 1,304 / 650 / 381 / 272 / 141 / 1,700 / 365 / 1,590 / 1,071 / 123 / 437 / 599 / 163 / 163 / 5,345 / 160 / 160 / 160 / 192 / 836 / 138 / 222 / 139 / 231 / 377 / 103 / 194 / 642 / 599 / 217 / 100 / 362 / 797 / 129 / 160 / 751 / 619 / 2,276 / 423 / 488 / 329 / 743 / 311 / 755 / 236 / 100 / 125 <b>(111,634 Acres Total)</b>
Menard	9	1,280 / 259 / 900 / 583 / 301 / 404 / 847 / 920 / 523 <b>(6,017 Acres Total)</b>
Mills	4	2,819 / 2,819 / 2,819 / 2,819 <b>(11,276 Acres Total)</b>
Nueces	1	298
Polk	1	197
Real	54	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 / 7,339 / 202 / 641 / 9,289 / 195 / 7,472 / 456 / 746 / 806 / 1,120 / 891 / 2,582 / 7,324 / 283 / 380 / 640 / 4,365 / 135 / 289 / 1,640 / 835 / 196 / 495 / 1,104 / 355 / 836 / 880 / 1,656 / 454 / 419 / 260 / 611 / 3,052 / 133 / 1,260 <b>(95,113 Acres Total)</b>
San Saba	1	4,872
Sutton	19	2,483 / 5,720 / 493 / 3,154 / 763 / 1,040 / 1,258 / 524 / 8,259 / 1,019 / 4,515 / 1,100 / 308 / 8,259 / 8,220 / 3,873 / 742 / 232 / 1,239 <b>(53,201 Acres Total)</b>
Terrell	2	22,444 / 7,916 <b>(30,360 Acres Total)</b>
Tom Green	1	2,326

**Farm & Ranch / Land Appraisals, Page 7**

COUNTY	NO. OF RANCHES	ROUNDED SIZE IN ACRES OF EACH RANCH AND TOTAL ACRES
Uvalde	142	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 / 5,000 / 3,961 / 1,960 / 2,000 / 11,744 / 871 / 130 / 2,982 / 986 / 510 / 5,550 / 112 / 710 / 2,292 / 384 / 185 / 670 / 645 / 903 / 1,251 / 1,000 / 155 / 130 / 1,855 / 413 / 4,957 / 716 / 2,058 / 1,865 / 2,004 / 2,309 / 720 / 4,957 / 365 / 1,102 / 7,046 / 11,744 / 374 / 1,892 / 11,445 / 190 / 365 / 672 / 1,070 / 718 / 141 / 540 / 719 / 135 / 567 / 718 / 256 / 791 / 201 / 396 / 964 / 607 / 533 / 3,000 / 483 / 324 / 1,139 / 562 / 142 / 484 / 11,744 / 2,330 / 1,901 / 2,894 / 160 / 1,001, 209, 422/ 147 / 870 / 2,280 / 231 / 558 / 100 / 1,381 / 2,088 <b>(298,257 Acres Total)</b>
Val Verde	23	8,767 / 3,134 / 8,706 / 4,310 / 391 / 2,210 / 9,349 / 386 / 983 / 11,676 / 1,289 / 4,046 / 14,226 / 5,366 / 3,660 / 4,062 / 11,260 / 702 / 4,381 / 736 / 18,476 / 2,551 / 13,811 <b>(117,141 Acres Total)</b>
Webb	25	5,485 / 1,940 / 5,643 / 3,422 / 200 / 10,844 / 1,620 / 590 / 4,655 / 10,844 / 4,853 / 10,844 / 1,909 / 658 / 1,568 / 211 / 1,330 / 325 / 220 / 1,313 / 2,624 / 18,875 / 5,032 / 4,140 / 294 <b>(119,549 Acres Total)</b>
Williamson	2	308 / 346 <b>(654 Acres Total)</b>
Wilson	32	167 / 600 / 1,437 / 1,098 / 242 / 186 / 224 / 816 / 269 / 252 / 260 / 1,970 / 190 / 275 / 572 / 749 / 328 / 120 / 161 / 136 / 150 / 300 / 278 / 201 / 5,005 / 165 / 180 / 185 / 734 / 202 / 455 / 302 <b>(18,209 Acres Total)</b>
Zavala	51	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 / 768 / 5,702 / 2,124 / 1,723 / 952 / 278 / 1,671 / 1,546 / 1,196 / 289 / 4,674 / 818 / 1,189 / 3,232 / 1,304 / 2,601 / 1,655 / 197 / 1,304 / 640 / 181 / 722 / 3,232 / 516 / 1,003 / 1,189 / 172 / 514 / 287 / 368 / 1,803 / 5,756 / 1,749 <b>(127,068 Acres Total)</b>
<b>TOTAL</b>	<b>1,884</b>	<b>2,284,754 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.*

*Also, Robert V. Hicks, MAI has appraised many land/ranch properties less than 100 acres as well.*

Therefore, Robert V. Hicks, MAI is very familiar with farm & ranch / land type properties with a large amount of experience appraising these types of properties as well as having a strong agricultural background and taught Vocational Agriculture in High School for over 3 years in Ozona, Texas.

Robert V. Hicks, MAI has considerable family history located in south Texas with Wilson County being named after his great, great grandfather, James Charles Wilson. Mr. Hicks is 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.





## Certified General Real Estate Appraiser

Appraiser: **Robert Vance Hicks**

License #: **TX 1320363 G**

License Expires: **03/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

A handwritten signature in blue ink, appearing to read 'Chelsea B.', is located to the right of the main text.

**Chelsea Buchholtz**  
Commissioner

## CLIENT REFERENCES – BOERNE BRANCH

### Page 9

**Texas Farm Credit**

545 South Highway 77  
Robstown, Texas 78380

Attn: Lane Pepper, CFA  
Chief Risk Officer  
361-387-8563

**Texas Farm Credit**

802 West Oaklawn  
Pleasanton, Texas 78064

Attn: Sarah Franklin  
Vice President / Branch Mgr  
830-569-874

**Texas Farm Credit**

16011 Via Shavano  
San Antonio, Texas 78249

Attn: Wade Sharp  
Vice President / Branch Mgr  
210-798-6280

**Texas Farm Credit**

3272 Highway 16 South  
Bandera, Texas 78003

Attn: David Derry  
Vice President / Branch Mgr  
830-796-9201

**Texas Farm Credit**

244 N. Getty  
Uvalde, Texas 78801

Attn: Jess Yeaman  
Vice President / Branch Mgr  
830-278-3212

**Haginas & Shillings AMC**

7111 Glen Chase Court  
Houston, Texas 77095

Attn: Jeff Shillings, MAI /other appraisers  
President / Owner  
281-550-9200

**Frost Bank**

100 W. Houston St., Suite T-20  
San Antonio, Texas 78205

Attn: Deloris L. Kraft-Longoria, MAI  
Chief Appraiser / Appraisal Services  
210-220-5051

**Texas Heritage Bank**

1208 S. Main  
Boerne, Texas 78006

Attn: Steve Mack  
President & CEO  
830-249-3955

**Apex Realty Advisors**

P. O. Box 101806  
Fort Worth, Texas 76185

Attn: Ronnie Singleton, MAI  
President  
817-736-2979

**Happy State Bank (A Division of Centennial Bank)**

701 S. Taylor, LB 120  
Amarillo, Texas 79101

Attn: Anita Ray  
Appraisal Review Manager  
806-881-0016 x3116

**Guadalupe Bank**

1309 Bandera Highway  
Kerrville, Texas 78028

Attn: Mr. Tony Roberts  
President & CEO  
830-792-1950

**Client References, Page 10**

**Guadalupe Bank**  
804 S. Adams Street  
Fredericksburg, Texas 78624

Attn: David Geistweidt  
Senior Vice President  
830-997-2500

**Security State Bank & Trust**  
607 North Main  
Boerne, Texas 78006

Attn: Bryan D'Spain  
Sr. Vice President / Branch Mgr  
830-249-9292

**Security State Bank & Trust**  
201 West Main Street  
Fredericksburg, Texas 78624

Attn: Dale Geistweidt  
Sr. Vice President / Loan Officer  
830-997-7575

**Security State Bank & Trust**  
1130 Junction Highway  
Kerrville, Texas 78028

Attn: Mark Cowden  
Sr. Vice President / Branch Mgr  
830-895-2000

**Security State Bank & Trust**  
1130 Junction Highway  
Kerrville, Texas 78028

Attn: Kyle Priour  
Sr. Vice President / Loan Officer  
830-895-2000

**Security State Bank & Trust**  
1000 Hwy 281 South  
Blanco, Texas 78606

Attn: Ronnie Sultemeier  
Sr. Vice President / Branch Mgr  
830-833-1377

**Texas Hill Country Bank**  
719 Hill Country Drive  
Kerrville, Texas 78028

Attn: Roy Thompson  
President & CEO  
830-257-4771

**Texas Hill Country Bank**  
800 Main Street  
Bandera, Texas 78003

Attn: Dee Peterson  
Vice President  
830-796-3100

**Texas Hill Country Bank**  
800 Main Street  
Bandera, Texas 78266

Attn: James Wilson  
Senior Vice President  
830-796-3100

**Prosperity Bank**  
5501 Bissonnet  
Houston, Texas 77081

Attn: Sherman Joe, MAI, AI-GRS  
VP – Senior Review Appraiser  
713-255-1500 x37437

**Crockett National Bank**  
8018 Broadway, Suite 200  
San Antonio, Texas 78209

Attn: Roger Parker  
Vice President - Private Banking  
210-209-8474

**Client References, Page 11**

**Wells Fargo Bank RETECHS**

7970 Fredericksburg Rd., Suite 101-93  
San Antonio, Texas 78251

Attn: Brian Frilot  
Vice President / Review Appraiser  
210-257-5812

**First United Bank**

1400 W. Main Street  
Durant, Oklahoma 74701

Attn: Aleasha Allen  
Appraisal Coordinator  
580-634-6171

**Capital Farm Credit, ACA**

624 FM 1791  
Huntsville, Texas 77340

Attn: Wayne Young, ARA  
Chief Collateral Risk Officer  
936-661-0913

**Jefferson Bank**

371 N. Main Street  
Boerne, Texas 78006

Attn: Justin Boerner  
Vice President  
830-816-6301

**Sage Capital Bank**

18966 Forty Six Pkwy  
Spring Branch, Texas 78070

Attn: John Sconiers  
President, Spring Branch Center  
830-980-6950

**Sonora Bank**

1570 River Road  
Boerne, Texas 78006

Attn: Kyle Barton  
Chief Financial Officer  
830-331-8330

**Security State Bank - Headquarters**

1000 North Oak Street  
Pearsall, Texas 78061

Attn: Mike Wilson  
President  
830-334-3606

**Security State Bank**

360 S IH-35  
Pearsall, Texas 78016

Attn: Clayton Neal  
Vice President / Branch Mgr  
830-334-3606

**First State Bank of Uvalde**

200 E. Nopal  
Uvalde, Texas 78802

Attn: Roy Kothmann  
Executive Vice President  
830-278-6231

**TXN Bank**

355 State Hwy 16 South  
Bandera, Texas 78003

Attn: Stormy Pruitt  
Regional President  
830-796-3333

**Arrowhead Bank**

502 S. Adams  
Fredericksburg, Texas 78624

Attn: Tony Klein  
Senior Executive VP / Manager  
830-990-9300

**Client References, Page 12**

<b>TXN Bank</b> 1502 Avenue M Hondo, Texas 78861	Attn: Ronnie Miller President / CEO 830-426-3066
<b>Total Appraisal Management &amp; Review</b> 106 E. Sixth Street, Suite 900 Austin, Texas 78701	Attn: Sara Jones Oates Chief Appraiser 512-402-0029
<b>South Star Bank</b> 1101 Junction Highway Kerrville, Texas 78028	Attn: Justin Foster Vice President 830-315-2362
<b>Commerce Bank Texas</b> 1501 Bexar Crossing San Antonio, Texas 78232	Attn: John G. Turcotte President 210-679-3101
<b>PlainsCapital Bank</b> 70 North East Loop 410 San Antonio, Texas 78216	Attn: DeVan Watts Executive Vice President 210-321-3315
<b>City of San Antonio</b> Office of EastPoint & Real Estate 114 W. Commerce, 2 <sup>nd</sup> Floor San Antonio, Texas 78205	Attn: Grant Ellis Special Projects Manager Edwards Aquifer Protection Program 210-207-2815
<b>The Nature Conservancy – Texas Chapter</b> 318 Congress Avenue Austin, Texas 78701	Attn: Jeff Francell Director of Land Protection 512-623-7250
<b>The Nature Conservancy – Texas Chapter</b> 318 Congress Avenue Austin, Texas 78701	Attn: David Bezanson Protection and Easements Manager 512-217-0025

***We have many more references from banks in San Antonio and Austin that our San Antonio office and Austin office does work for routinely and that the Boerne office occasionally does work for as well as individuals, attorneys, etc.***