

PUBLIC DISCLOSURE

October 6, 2003

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

TexasBank
RSSD 491569

2525 Ridgmar Boulevard
Fort Worth, Texas 76116

Federal Reserve Bank of Dallas

2200 North Pearl Street
Dallas, Texas 75201

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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INSTITUTION RATING

INSTITUTION'S CRA RATING: TexasBank is rated **'SATISFACTORY.'**

The following table indicates the performance level of TexasBank with respect to the lending, investment, and service tests.

PERFORMANCE LEVELS	NAME OF FINANCIAL INSTITUTION		
	PERFORMANCE TESTS		
	Lending Test*	Investment Test	Service Test
Outstanding	X		
High Satisfactory			X
Low Satisfactory			
Needs to Improve		X	
Substantial Noncompliance			

* The lending test is weighted more heavily than the investment and service tests in determining the overall rating.

Major factors supporting the institution's rating include:

- Lending activity that reflects excellent responsiveness to the credit needs of the assessment areas
- A substantial majority of loans are made in the bank's assessment area
- The geographic distribution of loans reflects good penetration throughout the assessment area
- The distribution of lending among borrowers, given the product lines offered, reflects good penetration among customers of different income levels and businesses of different sizes
- Nominal investments throughout assessment areas
- High level of involvement in community development services provided in leadership positions
- Delivery systems are accessible to essentially all portions of the bank's assessment area

INSTITUTION

DESCRIPTION OF INSTITUTION

TexasBank is a rapidly growing full-service large bank headquartered in Fort Worth, Texas with banking operations in six counties and two metropolitan areas. TexasBank, Fort Worth, Texas is wholly owned by M&F Financial Corporation (Delaware) through the wholly owned subsidiaries of TexasBanc Holding Company, Weatherford, Texas; Doss, Limited, Weatherford, Texas with Doss Knight Chain being the top holder. TexasBanc Insurance Service Agency, Fort Worth, Texas is a wholly owned subsidiary of Texas Bank. TexasBank, Brownwood, Texas is wholly owned by the top tier holder; however, it is not an affiliate to TexasBank, Fort Worth, Texas.

As of June 30, 2003, Texas Bank reported total assets of approximately \$1.2 billion, gross loans of \$894 million, and shareholders' equity of \$97.9 million. The following table depicts the loan portfolio mix:

PRODUCT	6/30/2003 \$(000)	% OF LOANS	6/30/2002 \$(000)	% OF LOANS
<u>Real Estate</u>				
Construction/Land Development	206,273	23.01	178,278	22.74
Agriculture	16,115	1.80	15,334	1.96
1-4 Family	129,955	14.50	107,979	13.77
Multifamily	6,816	0.76	6,527	0.83
Commercial	383,557	42.78	303,591	38.73
Total Real Estate	742,716	82.85	611,709	78.03
Consumer	34,364	3.83	40,900	5.22
Commercial/Industrial	109,131	12.17	116,840	14.90
Agricultural	2,653	0.30	4,123	0.53
State and Political	222	0.02	130	0.02
Other	4,048	0.45	5,852	0.75
Lease Financing	3,392	0.38	4,345	0.55
Gross Loans	896,526	100.00	783,899	100.00

As of the examination date, TexasBank operates 27 branches in the following Texas areas: 22 branches in the Fort Worth-Arlington MSA and 5 branches in the Dallas MSA. Additionally, the bank operates Loan Production Offices (LPOs) in Colleyville, Trophy Club, and White Settlement, Texas as well as Oklahoma City, Oklahoma.

There are no legal or financial impediments that would inhibit the bank's ability to meet the credit needs of its communities, consistent with its business strategy, size, resources, and local economic climate. TexasBank received a Satisfactory rating at the previous CRA evaluation conducted by this Reserve Bank as of August 6, 2001.

SCOPE OF EXAMINATION

TexasBank’s performance was reviewed using the Federal Financial Institutions Examination Council (FFIEC) Interagency Procedures and Guidelines for Large Retail Institutions. The examination covered the period January 1, 2001 through December 31, 2002 which included reviews of the following loan types originated by TexasBank and reported under Regulation C – Home Mortgage Disclosure Act (HMDA): home purchase, refinancing, home improvement, and multi-family; and under Regulation BB – CRA: small business, consumer and community development loans. Activities related to the investment and service tests for the same period were also included in the evaluation. This information is pertinent throughout the remainder of the evaluation, unless specifically noted otherwise.

In order to evaluate the geographic distribution of loans, geographies were classified on the basis of the U. S. Census Bureau’s 1990 data. This classification is necessary given that 2001 and 2002 HMDA and small business and small farm lending data were reported as required using 1990 census tract numbers. The distribution of loans to borrowers of different income levels was determined based on 2001 and 2002 median family income data as estimated by the U. S. Department of Housing and Urban Development (HUD). Area demographic data, Dunn & Bradstreet (D&B) business data, and market aggregate information are used as proxies for demand when evaluating the bank’s performance. Information was also obtained from publicly available sources including the Texas Real Estate Center at Texas A&M University, and the Texas Workforce Commission.

The following table exhibits the demographics data for the combined whole-bank assessment areas:

TexasBank Combined Assessment Areas								
D E M O G R A P H I C S								
Income Categories	Tract Distribution		Families					
	#	%	Families by Tract		Families-Povertv as a % of Families by Tract		Families by Family Income	
			#	%	#	%	#	%
Low	31	8.7%	15,516	3.5%	5,418	34.9%	81,500	18.5%
Moderate	79	22.1%	86,021	19.5%	13,320	15.5%	76,889	17.4%
Middle	141	39.5%	195,197	44.2%	12,501	6.4%	103,575	23.5%
Upper	106	29.7%	144,419	32.7%	2,916	2.0%	179,189	40.6%
Total	357	100.0%	441,153	100.0%	34,155	7.7%	441,153	100.0%
Housing Units by Tract								
Income Categories	Total Units	Owner Occupied		Rental Occupied		Vacant		
	#	#	%	#	%	#	%	
Low	32,297	10,029	2.7%	31.1%	15,747	48.8%	6,521	20.2%
Moderate	152,015	63,278	16.9%	41.6%	66,678	43.9%	22,059	14.5%
Middle	306,918	166,706	44.6%	54.3%	107,107	34.9%	33,105	10.8%
Upper	203,115	133,592	35.8%	65.8%	55,396	27.3%	14,127	7.0%
Total	694,345	373,605	100.0%	53.8%	244,928	35.3%	75,812	10.9%
Total Businesses by Tract			Businesses by Tract and Revenue Size					
Income Categories	#	%	Under \$1 Million		Over \$1 Million		Revenue not Reported	
			#	%	#	%	#	%
Low	10,361	7.4%	6,984	7.2%	909	12.9%	2,468	7.0%
Moderate	25,274	18.1%	18,400	18.9%	1,763	25.0%	5,111	14.5%
Middle	54,690	39.1%	39,342	40.3%	2,402	34.1%	12,946	36.8%
Upper	49,432	35.4%	32,783	33.6%	1,966	27.9%	14,683	41.7%
Total	139,757	100.0%	97,509	100.0%	7,040	100.0%	35,208	100.0%
Percentage of Total Businesses:			69.8%		5.0%		25.2%	

Sources: 1990 Census Data, 2002 Dun & Bradstreet business demographic data.

The bank has three assessment areas, which were reviewed using full-scope examination procedures. The assessment areas are the Fort Worth-Arlington MSA, Denton County which is a portion of the Dallas, Texas MSA, and the non-metropolitan area of Hill County. However, greater weight was placed on the bank's performance in the Fort Worth-Arlington, Texas MSA because of the high concentration of lending, deposits, and branch distributions.

Examiners met with five community contacts for this examination. The contacts represented housing and social services organizations within the bank's assessment areas (AAs). Needs identified by the contacts included affordable housing, education, down payment assistance for affordable housing programs, and transportation assistance for low-income people as well as start-up capital for small businesses.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

TexasBank's overall performance under the lending test is outstanding based on the lending activity in the bank's assessment area, the geographic distribution of loans, the distribution of lending among borrowers of different income levels as well as the lending to businesses of different revenue sizes, and the level of community development lending, notably in the Fort Worth/Arlington MSA. Refer to tables in Appendix B for combined assessment areas detail distribution of loan products.

Lending Activity: The volume of lending reflects excellent responsiveness to assessment area credit needs as well as substantiate TexasBank's outstanding rating in lending. TexasBank originated 12,095 loans totaling \$590.1 million during the examination period. As noted in the table below, mortgage loans are the bank's primary loan product in dollars followed by commercial loans, while consumer loans is the primary product by volume.

Summary of Lending Activity				
Loan Type	#	%	\$ ('000s)	%
HMDA home purchase	1,659	13.7	181,754	30.8
HMDA refinancings	1,291	10.7	172,671	29.3
HMDA home improvement	593	4.9	18,920	3.2
HMDA multifamily	9	0.1	4,574	0.8
Total HMDA-related	3,552	29.4	377,919	64.0
Total small business	1,759	14.5	125,466	21.3
Total small farm	369	3.1	10,331	1.8
Home equity	192	1.6	8,497	1.4
Motor Vehicle	1,774	14.7	21,988	3.7
Credit Card	290	2.4	1,434	0.2
Secured	1,456	12.0	26,892	4.6
Unsecured	2,667	22.1	9,503	1.6
Total Consumer	6,379	52.7	68,314	11.5
Other	36	0.3	8,072	1.4
TOTAL LOANS	12,095	100.0	590,102	100.0

Assessment Area Concentration: A substantial majority of loans are made in the bank's assessment area. As noted in the table below, the bank's lending patterns in its assessment areas show 90% of all loans included in the sample are inside its assessment areas. Consumer and HMDA-related loans are significant based on the percentage of originations inside the bank's assessment areas.

Lending Inside and Outside the Assessment Area								
	Inside				Outside			
	#	%	\$('000s)	%	#	%	\$('000s)	%
HMDA home purchase	1,334	11.0	151,034	25.6	325	2.7	30,720	5.2
HMDA refinancings	1,141	9.4	153,272	27.0	150	1.2	19,399	3.3
HMDA home improvement	500	4.2	16,208	2.7	93	0.8	2,712	0.5
HMDA multifamily	9	0.1	4,574	0.8	0	0.0	0	0.0
Total HMDA-related	2,984	24.7	325,088	55.1	568	4.7	52,831	9.0
Total small business	1,625	13.4	110,827	18.8	134	1.1	14,639	2.5
Total small farm	344	2.8	9,377	1.6	25	0.2	954	0.2
Home equity	182	1.5	8,179	1.4	10	0.1	318	0.1
Motor vehicle	1,625	13.5	20,126	3.4	149	1.2	1,862	0.3
Credit card	271	2.2	1,346	0.2	19	0.2	88	0.0
Secured	1,359	11.3	21,985	3.7	97	0.8	4,907	0.8
Unsecured	2,482	20.5	8,947	1.5	185	1.5	556	0.1
Total consumer	5,919	49.0	60,583	10.2	460	3.8	7,731	1.3
Total other	17	0.1	5,337	0.9	19	0.2	2,735	0.5
TOTAL LOANS	10,889	90.0	511,212	86.6	1,206	10.0	78,890	14.4

Geographic and Borrower Distribution: The geographic distribution of loans reflects a significant penetration throughout the assessment areas. Additionally, distribution of loans among borrowers of different income levels is good.

The following tables exhibits the geographic and borrower distribution lending data for the combined whole-bank assessment areas:

TexasBank Combined Assessment Areas								
Lending								
Income Categories	HMDA							
	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
	Home Purchase							
Low	25	1.9%	817	0.5%	196	14.7%	10,133	6.7%
Moderate	292	21.9%	24,052	15.9%	303	22.7%	24,044	15.9%
Middle	624	46.8%	64,702	42.8%	286	21.4%	30,825	20.4%
Upper	393	29.5%	61,463	40.7%	499	37.4%	79,579	52.7%
NA	0	0.0%	0	0.0%	50	3.7%	6,453	4.3%
Total	1,334	100.0%	151,034	100.0%	1,334	100.0%	151,034	100.0%
	Refinance							
Low	2	0.2%	90	0.1%	42	3.7%	2,654	1.7%
Moderate	133	11.7%	14,799	9.7%	150	13.1%	12,464	8.1%
Middle	509	44.6%	58,033	37.9%	242	21.2%	25,495	16.6%
Upper	497	43.6%	80,350	52.4%	603	52.8%	99,573	65.0%
NA	0	0.0%	0	0.0%	104	9.1%	13,086	8.5%
Total	1,141	100.0%	153,272	100.0%	1,141	100.0%	153,272	100.0%
	Home Improvement							
Low	3	0.6%	30	0.2%	32	6.4%	709	4.4%
Moderate	48	9.6%	1,214	7.5%	67	13.4%	1,308	8.1%
Middle	217	43.4%	6,688	41.3%	128	25.6%	3,253	20.1%
Upper	232	46.4%	8,276	51.1%	266	53.2%	10,657	65.8%
NA	0	0.0%	0	0.0%	7	1.4%	281	1.7%
Total	500	100.0%	16,208	100.0%	500	100.0%	16,208	100.0%
	Multi-Family							
Low	1	11.1%	234	5.1%	0	0.0%	0	0.0%
Moderate	2	22.2%	912	19.9%	0	0.0%	0	0.0%
Middle	5	55.6%	2,678	58.5%	0	0.0%	0	0.0%
Upper	1	11.1%	750	16.4%	0	0.0%	0	0.0%
NA	0	0.0%	0	0.0%	9	100.0%	4,574	100.0%
Total	9	100.0%	4,574	100.0%	9	100.0%	4,574	100.0%
	SMALL BUSINESS				SMALL FARM			
	By Tract Income							
Low	84	5.2%	12,986	11.7%	2	0.6%	235	2.5%
Moderate	452	27.8%	30,994	28.0%	115	33.4%	1,833	19.5%
Middle	669	41.2%	35,312	31.9%	192	55.8%	5,693	60.7%
Upper	420	25.8%	31,535	28.5%	35	10.2%	1,616	17.2%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,625	100.0%	110,827	100.0%	344	100.0%	9,377	100.0%
	By Loan Size and Revenue							
Loan Size:	#	%	\$	%	#	%	\$	%
\$100,000 or less	1,390	85.5%	37,808	34.1%	325	94.5%	5,234	55.8%
\$100,001 - \$250,000	142	8.7%	25,373	22.9%	14	4.1%	2,023	21.6%
\$250,001 - \$1 Million*	93	5.7%	47,646	43.0%	5	1.5%	2,120	22.6%
Total	1,625	100.0%	110,827	100.0%	344	100.0%	9,377	100.0%
Revenue:	#	%	\$	%	#	%	\$	%
\$1 Million or Less	1,394	85.8%	67,758	61.1%	341	99.1%	8,842	94.3%
Over \$1 Million	230	14.2%	43,064	38.9%	3	0.9%	535	5.7%
Not Known	1	0.1%	5	0.0%	0	0.0%	0	0.0%
Total	1,625	100.0%	110,827	100.0%	344	100.0%	9,377	100.0%

Originations and purchases

Small Business loans are loan sizes that are \$1 million or less, *small farm loans are loans that are \$500,000 or less.

TexasBank Combined Assessment Areas								
HOME EQUITY								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	2	1.1%	68	0.8%	28	15.4%	824	10.1%
Moderate	30	16.5%	2,107	25.8%	31	17.0%	1,171	14.3%
Middle	97	53.3%	3,886	47.5%	37	20.3%	1,283	15.7%
Upper	53	29.1%	2,118	25.9%	78	42.9%	4,687	57.3%
NA	0	0.0%	0	0.0%	8	4.4%	214	2.6%
Total	182	100.0%	8,179	100.0%	182	100.0%	8,179	100.0%

TexasBank Combined Assessment Areas								
MOTOR VEHICLE								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	11	0.7%	230	1.1%	451	27.8%	3,829	19.0%
Moderate	338	20.8%	3,985	19.8%	351	21.6%	4,093	20.3%
Middle	818	50.3%	9,073	45.1%	316	19.4%	3,996	19.9%
Upper	458	28.2%	6,838	34.0%	398	24.5%	6,837	34.0%
NA	0	0.0%	0	0.0%	109	6.7%	1,371	6.8%
Total	1,625	100.0%	20,126	100.0%	1,625	100.0%	20,126	100.0%

TexasBank Combined Assessment Areas								
CREDIT CARD DATA								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	5	1.8%	90	6.7%	59	21.8%	177	13.2%
Moderate	55	20.3%	240	17.8%	43	15.9%	201	14.9%
Middle	113	41.7%	519	38.6%	34	12.5%	168	12.5%
Upper	98	36.2%	497	36.9%	59	21.8%	473	35.1%
NA	0	0.0%	0	0.0%	76	28.0%	327	24.3%
Total	271	100.0%	1,346	100.0%	271	100.0%	1,346	100.0%

TexasBank Combined Assessment Areas								
OTHER SECURED								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	16	1.2%	586	2.7%	432	31.8%	3,046	13.9%
Moderate	305	22.4%	4,247	19.3%	281	20.7%	3,186	14.5%
Middle	707	52.0%	9,049	41.2%	226	16.6%	2,947	13.4%
Upper	331	24.4%	8,103	36.9%	287	21.1%	9,254	42.1%
NA	0	0.0%	0	0.0%	133	9.8%	3,552	16.2%
Total	1,359	100.0%	21,985	100.0%	1,359	100.0%	21,985	100.0%

TexasBank Combined Assessment Areas								
OTHER UNSECURED								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	46	1.9%	220	2.5%	519	20.9%	1,242	13.9%
Moderate	586	23.6%	1,435	16.0%	367	14.8%	1,241	13.9%
Middle	1,307	52.7%	3,734	41.7%	251	10.1%	1,166	13.0%
Upper	543	21.9%	3,558	39.8%	314	12.7%	4,208	47.0%
NA	0	0.0%	0	0.0%	1,031	41.5%	1,090	12.2%
Total	2,482	100.0%	8,947	100.0%	2,482	100.0%	8,947	100.0%

Community Development Lending: The bank originated six community development loans (CDL) that totaled \$5.0 million. Considering the bank's resources, the competition and the amount of community development opportunities made available within the assessment areas, TexasBank's community development lending is considered adequate. The loans originated were for multi-family dwellings that provide affordable housings, single-family affordable housings and to a business, which is located in an enterprise zone, that provide jobs to low- and moderate-income individuals.

INVESTMENT TEST

The bank's investment test is evaluated under the following performance criteria: dollar amount of qualified investments and grants; responsiveness to credit and community development needs; and use of innovative and/or complex investments to support community development initiatives. TexasBank's level of qualified investments represented a less than satisfactory performance level in the assessment areas. The bank's level of investing needs improvement given the bank's size and the metropolitan areas that it serves.

The bank's qualified investments are primarily grants to local organizations. The bank had total qualified contributions of \$86,713 for 2001 and \$86,156 for 2002. Of a \$1,000,000 commitment through the Independent Bankers' Capital Fund, L.P., which is specifically designated to provide financing to small businesses on a regional level, amounts of \$64,935, \$56,277 and \$108,224 were funded during this evaluation period. The bank is highly encouraged to seek additional opportunities for investments, and when possible, target a portion of existing investments to programs that benefit low- and moderate-income segments of the community or provide qualified services to low- and moderate-income individuals.

SERVICE TEST

The services provided within the assessment areas are good. Retail branches are accessible to essentially all portions of the assessment areas. Hours of operation and services available do not vary in a way that would inconvenience certain portions of the assessment areas, specifically low- and moderate-income areas. Alternative delivery systems include banking by phone and on-line banking. Through on-line banking, you may view: statements, images of cleared checks, deposits and loan activity. Additionally, it provides on-line bill-pay capability, requests for stop payment, change of address, check and savings bonds ordering.

TexasBank's employees do an excellent job in providing technical assistance to various affordable housing organizations. TexasBank partners with several organizations, by writing grants, which provide first-time homebuyers down payment assistance to low- and moderate-income borrowers. These relationships exemplify the bank's commitment in meeting the credit needs of the assessment areas. They are also actively involved in many other community organizations. Details concerning this participation is in subsequent sections of this report.

COMPLIANCE WITH ANTIDISCRIMINATION LAWS

TexasBank is in compliance with the substantive provisions of the anti-discrimination laws and regulations. Established policies and procedures are designed to ensure compliance with the fair lending laws and regulations, and the fair lending review performed concurrently with this examination did not evidence that TexasBank was engaged in any type of discriminatory lending practices.

METROPOLITAN AREAS

(For metropolitan areas with some or all assessment areas reviewed using the examination procedures)

DESCRIPTION OF INSTITUTION'S OPERATIONS IN FORT WORTH/ARLINGTON, TEXAS METROPOLITAN STATISTICAL AREA

TexasBank operates 22 branches in the Fort Worth assessment area as of the evaluation date. The Fort Worth-Arlington MSA is comprised of Tarrant, Hood, Johnson and Parker Counties, Texas. TexasBank's main office is located in Fort Worth, Tarrant County, Texas. As of June 30, 2003, offices in this assessment area reported total deposits of \$918.2 million.

The Fort Worth-Arlington MSA includes 20 cities with populations of 10,000 or more. Arlington, home to Six Flags Over Texas, Hurricane Harbor, and the Ballpark at Arlington is known as one of Texas' "most entertaining" cities. Fort Worth, known as the city "where the West begins," still embraces its cowboy heritage. However, with successful downtown revitalization projects like Sundance Square, Fort Worth has transformed itself over the years into a cosmopolitan and cultural center. Bass Performance Hall, one of the area's major cultural attractions, was recently named "one of the top 10 opera houses in the world" by Travel and Leisure magazine.

Additionally, Fort Worth's downtown area, considered by a number of cities, to provide a blueprint for inner-city revitalization, is adding two major corporate headquarters buildings, which will expand the downtown boundary to the Trinity River. The Fort Worth Convention Center is in the midst of a massive renovation, and the 9,600 acre Alliance Development, an international trade and logistics complex, has spurred significant new business activity throughout Tarrant and Denton counties, boosting the economy and employment, and increasing tax revenues.

The demographic characteristics of the assessment area are as follows:

Fort Worth-Arlington, Texas MSA Assessment Area								
D E M O G R A P H I C S								
2002 HUD Median Family Income (MSA): \$61,300 Income Categories	Tract Distribution		Families					
	#	%	Families by Tract		Families <Poverty as a % of Families by Tract		Families by Family Income	
			#	%	#	%	#	%
Low	28	9.4%	14,137	3.9%	5,016	35.5%	71,063	19.6%
Moderate	71	23.9%	81,115	22.3%	12,366	15.2%	64,812	17.8%
Middle	113	38.0%	157,581	43.4%	10,182	6.5%	84,608	23.3%
Upper	85	28.6%	110,487	30.4%	2,172	2.0%	142,837	39.3%
Total	297	100.0%	363,320	100.0%	29,736	8.2%	363,320	100.0%
Housing Units by Tract								
	Total Units	Owner Occupied		Rental Occupied		Vacant		
	#	#	%	%	#	%	#	%
Low	27,482	9,556	3.1%	34.8%	12,168	44.3%	5,758	21.0%
Moderate	140,429	59,809	19.5%	42.6%	59,966	42.7%	20,654	14.7%
Middle	246,361	135,049	43.9%	54.8%	85,439	34.7%	25,873	10.5%
Upper	154,911	102,993	33.5%	66.5%	41,301	26.7%	10,617	6.9%
Total	569,183	307,407	100.0%	54.0%	198,874	34.9%	62,902	11.1%
Total Businesses by Tract			Businesses by Tract and Revenue Size					
	#	%	Under \$1 Million		Over \$1 Million		Revenue not Reported	
	#	%	#	%	#	%	#	%
Low	9,336	8.3%	6,248	7.9%	861	14.6%	2,227	8.0%
Moderate	21,686	19.2%	15,742	20.0%	1,489	25.3%	4,455	15.9%
Middle	44,783	39.7%	32,392	41.1%	2,021	34.3%	10,370	37.1%
Upper	36,917	32.8%	24,478	31.0%	1,520	25.8%	10,919	39.0%
Total	112,722	100.0%	78,860	100.0%	5,891	100.0%	27,971	100.0%
Percentage of Total Businesses:			70.0%		5.2%		24.8%	

Sources: 1990 Census Data, 2002 Dunn & Bradstreet business demographic

TexasBank ranked 5th out of 67, in market share of deposits, among all FDIC-insured institutions in the assessment area as of June 30, 2003. The bank held 5.3% or \$918.2 million in deposits. Bank One, N.A. is first with 15.4%, Bank of America, N.A. is second with 13.4%, followed by Wells Fargo Bank Texas, N.A. with 12.9% and Frost National Bank with 5.8%.

The assessment area has a diverse economic base with services and retail trade dominating overall employment. Services accounted for 33.2% and retail trade accounted for 17% of total employment for the Fort Worth-Arlington MSA. Some of the larger employers are AMR Corporation (American Airlines), Lockheed Martin, School Districts and Texas Health Resources. Based on the economic climate, the high concentration of small businesses and information from community contacts, business credit in smaller dollar amounts continues to be a credit need in the area.

Commensurate with the economic prosperity, unemployment rates were slightly lower in comparison to the state's annual average unemployment rate of 6.3% in 2002. The Fort Worth-Arlington MSA had an annual average unemployment rate for 2002 of 6.1%. While the area has experienced some layoffs, community contacts stated they expect to see an increase in unemployment rates.

The Fort Worth-Arlington MSA had a total of 569,183 housing units in 1990, 54% were owner-occupied, 35% rental, and 11% vacant. High population fueled the residential construction industry, resulting in an additional 96,105 housing units at the 2000 census and an increase in owner-occupancy to 59.7% for all housing units.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN FORT WORTH-ARLINGTON, TEXAS METROPOLITAN STATISTICAL AREA

LENDING TEST

In the Fort Worth-Arlington assessment area, TexasBank's number and volume of HMDA loans exceeded both the number and the dollar amount of small business loans originated during the evaluation period. Additionally, the dollar amount of HMDA loans exceeded consumer loans. Therefore, HMDA lending was given more weight than small business or consumer lending in determining the bank's lending test rating for the Fort Worth-Arlington assessment area. Further, TexasBank generally offers small farm loans; however, the volume of small farm loans was minimal.

The lending test rating for the Fort Worth-Arlington assessment area is outstanding. Lending activity, geographic and borrower income distributions were good, while community development lending was good.

Lending Activity: TexasBank originated 9,273 loans in the assessment area; which is 76.7% of bank's total originations. Lending levels in the Fort Worth-Arlington assessment area is excellent. TexasBank originated 2,660 HMDA loans for \$289.1 million, 1,384 small business loans for \$96.8 million, and 294 small farm loans for \$7.4 million, 4,923 consumer loans for \$51.5 million and 12 other loans for \$5.1 million. This volume of lending illustrates the strength of the bank's commitment to meeting the area's credit needs.

Geographic Distribution: The bank's HMDA lending in the low- and moderate-income tracts at 1.3 and 17.6%, respectively, is slightly below the percentage of owner-occupied units in these tracts at 3.1 and 19.5%, respectively. Of the 95,252 families in the low- and moderate-income tracts, 17,382 or 8.2%, have incomes below poverty level. TexasBank originated 1173 consumer loans in low-and moderate-income tracts. Refer to Appendix C for the geographic distribution details on consumer loans.

The bank's aggregate lending comparisons table for the Fort Worth-Arlington assessment area in Appendix B shows that TexasBank performed better than the aggregate in 2001 HMDA lending in low- and moderate-income tracts. TexasBank made 18.9% of its HMDA loans in low- and moderate-income tracts compared to the aggregate at 12.6%. HMDA aggregate data for 2002 were not available.

TexasBank's small business lending in the Fort Worth-Arlington assessment area in low- and moderate-income tracts at 29.7% is slightly above the number of small businesses located in the area at 27.5%. The aggregate lending comparisons tables in Appendix B indicate that TexasBank performed slightly better than the aggregate for small business originations in low- and moderate-income tracts in 2001. Considering the competition in the area and the size of the bank, this reflects good penetration throughout the assessment area. CRA aggregate data for 2002 were not available.

Distribution by Borrower Income and Revenue Size of the Business: Based on demographic and loan data, low- and moderate-income families represented 26.2% of total families. TexasBank extended 29.4% of HMDA loans to low- and moderate-income borrowers compared to 24.1% for the aggregate. Further, consumer loans were extended to 477 low- and moderate-income borrowers. Based on the aforementioned factors, this exhibits a good record of serving the credit needs of low- and moderate-income individuals and very small businesses.

Community Development Lending: A \$3.5 million community development loan was extended to a business located in a low-income tract. A substantial majority of the company's employees are low- and moderate-income individuals. Additionally, this tract is located in an Enterprise Zone. Community development lending is considered good, because the market for these loans is extremely competitive.

INVESTMENT TEST

The bank's performance under the investment test is needs to improve. Qualified investments are primarily grants to local organizations. The bank had total investments of \$69,345 for 2001 and \$74,175 for 2002. Please refer to the discussion about investments in the overall assessment area section of this report on page 8.

SERVICE TEST

TexasBank's performance in the Fort Worth-Arlington assessment area is high satisfactory. The bank's offices are accessible to essentially all segments of the population. Further, it makes use of alternative delivery systems and provides an excellent level of community development services.

Retail Services: As of the evaluation date, TexasBank operated 22 branches in the Fort Worth-Arlington MSA. However, all of the branches and automatic teller machines (ATMs) are located in middle- and upper-income tracts, except for one, which is located in a low-income tract. Additionally, there is one off-site premise non-deposit taking ATM located in a low-income tract. The bank opened two branches, since the previous evaluation, in upper-income tracts. Refer to Appendix C for a list of branches in the assessment area.

The bank's delivery systems are accessible to essentially all portions of the assessment area. TexasBank offers 24-hour account access through an automated voice response unit and PC banking.

Community Development Services: TexasBank is a leader in providing community development services. Board members, officers and employees have used their financial expertise to provide financial services that benefit low- and moderate-income residents in the assessment area. Bank employees' partnerships with several organizations that provide affordable housing, and hold monthly first-time homebuyers classes. The following table illustrates several of the bank's activities during the evaluation period:

Community Development Services for Fort Worth-Arlington Assessment Area	
Organization	Position
Family Service Center	Provide financial expertise on loan committee
Polytechnic Community Development Corporation (CDC)	Employee provided grant writing expertise. The grant would provide low- and moderate-income first-time homebuyers with down-payment and closing cost assistance.
United Cerebral Palsy	
United Way	Provide financial expertise on loan committee
William Mann Jr. CDC	Board member
Manna Storehouse, Inc	Board member
Fort Worth and Tarrant County Housing Consortium	Executive Board member
Lake Granbury Economic Development Foundation	President Board of Trustees
Presbyterian Night Shelter	Board member/Finance committee
Fort Worth Economic Development Corporation	Board member
Tarrant County Housing	Finance chairman and Board member
Chamber of Commerce(s)	Board members

METROPOLITAN AREAS

(For each metropolitan area where no assessment areas were reviewed using the examination procedures)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN DALLAS, TEXAS METROPOLITAN STATISTICAL AREA (DENTON COUNTY)

TexasBank operates four branches in the Dallas, Texas MSA assessment area which consists solely of Denton County. Denton County includes five cities with populations of 10,000 or more. It is one of the fastest growing county's in Texas.

The demographic characteristics of the assessment area are as follows:

Denton County Assessment Area								
D E M O G R A P H I C S								
2002 HUD Median Family Income (MSA): \$66,500	Tract Distribution		Families by Tract		Families <Poverty as a % of Families by Tract		Families by Family Income	
Income Categories	#	%	#	%	#	%	#	%
Low	3	6.3%	1,379	2.0%	402	29.2%	8,814	12.5%
Moderate	6	12.5%	3,936	5.6%	662	16.8%	10,898	15.5%
Middle	19	39.6%	31,723	45.1%	1,468	4.6%	17,348	24.7%
Upper	20	41.7%	33,293	47.3%	663	2.0%	33,271	47.3%
Total	48	100.0%	70,331	100.0%	3,195	4.5%	70,331	100.0%
Housing Units by Tract								
	Total Units	Owner Occupied		Rental Occupied		Vacant		
	#	#	%	#	%	#	%	
Low	4,815	473	0.8%	9.8%	3,579	74.3%	763	15.8%
Moderate	9,757	2,624	4.5%	26.9%	6,057	62.1%	1,076	11.0%
Middle	50,443	25,553	43.6%	50.7%	19,822	39.3%	5,068	10.0%
Upper	47,248	29,924	51.1%	63.3%	13,952	29.5%	3,372	7.1%
Total	112,263	58,574	100.0%	52.2%	43,410	38.7%	10,279	9.2%
Total Businesses by Tract			Businesses by Tract and Revenue Size					
	#	%	Under \$1 Million		Over \$1 Million		Revenue not Reported	
	#	%	#	%	#	%	#	%
Low	1,025	4.1%	736	4.3%	48	4.4%	241	3.5%
Moderate	3,219	12.8%	2,360	13.7%	260	24.1%	599	8.8%
Middle	8,560	34.1%	5,982	34.7%	333	30.8%	2,245	32.9%
Upper	12,330	49.1%	8,153	47.3%	440	40.7%	3,737	54.8%
Total	25,134	100.0%	17,231	100.0%	1,081	100.0%	6,822	100.0%
Percentage of Total Businesses:			68.6%		4.3%		27.1%	

Sources: 1990 Census Data, 2002 Dunn & Bradstreet business demographic

TexasBank ranked 8th out of 30, in market share of deposits, among all FDIC-insured institutions in the assessment area as of June 30, 2003. The bank held 5% or \$144.3 million in deposits. Top deposit holders are the same large banks which captures market share in the Fort Worth-Arlington MSA.

The assessment area has a diverse economic base with services and retail trade dominating overall employment. Services accounted for 33.4% and retail trade accounted for 16% of total employment for Denton County. Some of the larger employers include University of North

Texas, Lewisville ISD, Texas Woman's University, Frito-Lay, American Airlines and Denton ISD.

A substantial majority of Denton County's workforce is highly educated. Because of the favorable economy and skilled labor force, Denton County is below the state's average for unemployment. Denton County had an annual average unemployment rate for 2002 of 4.8% while the state's average was 6.3%.

Denton County had a total of 112,263 housing units in 1990, approximately 52% were owner-occupied, 39% rental, and 9% vacant. A substantial increase in population boosted the residential construction industry, resulting in an additional 55,806 housing units in 2000 and an increase in owner-occupancy to 64% of all housing units.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN DALLAS, TEXAS MSA (DENTON COUNTY)

LENDING TEST

TexasBank exhibits a good record of serving the credit needs of low- and moderate-income individuals and very small businesses as well as low- and moderate-income areas. Refer to Appendix C for detail lending information.

Lending Activity: Lending levels reflect good responsiveness to assessment area credit needs. TexasBank originated 265 HMDA loans totaling \$31.9 million, 621 consumer loans totaling \$6.6 million, 201 small business loans totaling \$13.3 million and 11 small farm loans totaling \$833 thousand, in the Denton assessment area during the evaluation period.

Geographic Distribution: The bank's HMDA lending to low-and moderate income tracts at 1.5% and 5.2, respectively is slightly below the percentage of owner-occupied units in these tracts at 2% and 5.6% respectively. Further, as referenced in the 2001 aggregate lending table for Denton County in Appendix B, TexasBank originated 6.7% of HMDA loans in low- and moderate-income tracts while the aggregate originated only 2.3% in these tracts.

Of the 201 small business loans originated during evaluation period, 35.3% in number volume and 27.4% in dollar amounts were made in low- and moderate-income tracts. As noted in the aggregate lending tables, 42% of small business loans originated in low- and moderate-income tracts exceeds the aggregate at 16.2%.

While TexasBank originated only one (20%) small farm loan in a moderate-income tract during evaluation period; this compares favorably to aggregate at 8.1% (three small farm loans). These factors show the bank's dedication to meeting credit needs in all geographic areas of assessment area.

Of the 5,315 families in low-and moderate tracts, 4.5% have incomes below the poverty level. TexasBank originated 99 consumer loans in low-and moderate income tracts. Refer to Appendix C for the geographic distribution details on consumer loans.

Distribution by Borrower Income and Revenue Size of the Business: Of the 1,379 and 3,936 families in the low- and moderate tracts, respectively includes 29.2% and 16.5% of families that live below the poverty level.

During the evaluation period, the bank originated 18.1% for (\$3.7 million) HMDA and 36.1% (\$1.4 million) consumer loans to low- and moderate-income borrowers. For 2001, TexasBank lending to low- and moderate-income borrowers at 18.5% compares favorably to aggregate HMDA lending of 15.4%. Also, the bank's percentage of small business lending to businesses with revenue less than \$1 million at 83.2% was significantly above performance of aggregate at 42.7%.

In consideration of demographic and economic factors, TexasBank exhibits a good record of serving the credit needs of low- and moderate-income individuals and very small businesses.

Community Development Lending: TexasBank makes a low level of community development loans in the Denton assessment area. The bank originated three community development loans in assessment area during the evaluation period totaling \$131,540.

INVESTMENT TEST

The bank's performance under the investment test is rated as needs to improve. Qualified investments were in the form of contributions to local organizations that totaled \$29,349 for the evaluation period. Please refer to the discussion about investments in the overall assessment area section of this report.

SERVICE TEST

TexasBank's performance in the Denton County assessment area is high satisfactory. The bank's offices are accessible to essentially all segments of the assessment area, the bank makes use of alternative delivery systems, and the bank provides an adequate level of community development services.

Retail Services: Delivery systems are accessible to essentially all segments of the assessment area. TexasBank operates four branches and five ATMs in Denton County. One branch and three ATMs are located in low- and moderate-income tracts. Hours and services do not vary in a way that inconveniences certain portions of Denton County.

The bank opened a branch in the Dallas MSA in Dallas County in December 2002. The branch is located in Coppell within an upper-income tract. However, this office was not a part of the review for this evaluation period.

Community Development Services: TexasBank provided an adequate level of community development services within the assessment area. A number of bank employees provided financial expertise by serving as board/committee members and conducted homeownership counseling seminars for low- and moderate-income buyers.

NON-METROPOLITAN AREA

(If some or all of the assessment areas within the non-metropolitan statewide area were reviewed using the examination procedures)

DESCRIPTION OF INSTITUTION'S OPERATIONS IN HILL COUNTY

The bank operated one branch in Hillsboro, Hill County, Texas until September 2002, at which time that office was sold. The city of Hillsboro is located 35 miles north of Waco, 65 miles south of Dallas, and 55 miles south of Fort Worth. The table below offers demographic data based on the 1990 U.S. Census and the 2002 Dunn & Bradstreet data. This information was used to develop the performance context for the Hill County assessment area.

HILL COUNTY ASSESSMENT AREA									
D E M O G R A P H I C S									
2002 HUD Median Family Income (MSA): \$36,100 Income Categories Low Moderate Middle Upper Total Low Moderate Middle Upper Total Low Moderate Middle Upper Total Low Moderate Middle Upper Total Percentage of Total Businesses:	Tract Distribution		Families by Tract		Families <Poverty as a % of Families by Tract		Families by Family Income		
	#	%	#	%	#	%	#	%	
	0	0.0%	0	0.0%	0	0.0%	1,623	21.6%	
	2	16.7%	970	12.9%	292	30.1%	1,179	15.7%	
	9	75.0%	5,893	78.6%	851	14.4%	1,619	21.6%	
	1	8.3%	639	8.5%	81	12.7%	3,081	41.1%	
	Total	100.0%	7,502	100.0%	1,224	16.3%	7,502	100.0%	
	Housing Units by Tract								
	Total Units	#	Owner Occupied		Rental Occupied		Vacant		
			#	%	#	%	#	%	
	0	0	0	0.0%	0	0.0%	0	0.0%	
	1,829	845	845	11.1%	655	35.8%	329	18.0%	
	10,114	6,104	6,104	80.1%	1,846	18.3%	2,164	21.4%	
	956	675	675	8.9%	143	15.0%	138	14.4%	
	Total	12,899	7,624	100.0%	2,644	20.5%	2,631	20.4%	
	Total Businesses by Tract			Businesses by Tract and Revenue Size					
	#	%	Under \$1 Million		Over \$1 Million		Revenue not Reported		
			#	%	#	%	#	%	
	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	369	19.4%	298	21.0%	14	20.6%	57	13.7%	
	1,347	70.9%	968	68.3%	48	70.6%	331	79.8%	
	185	9.7%	152	10.7%	6	8.8%	27	6.5%	
Total	1,901	1,418	100.0%	68	100.0%	415	100.0%		
		Percentage of Total Businesses:		74.6%		3.6%		21.8%	

TexasBank is ranked 5th out of 10, in market share of deposits, among all FDIC-insured institutions in assessment area as of June 30, 2002. It had 8.4% or \$23.7 million in deposits. Wells Fargo Bank Texas, N.A. is first with 25.4%, Citizens National Bank of Hillsboro is second with 22.1% followed by First National Bank in Whitney with 15.5% and Bank of America, N.A. with 11.5%.

Several of the major employers in Hillsboro include the following:

Employer	Product	Employees
Prime Outlet at Hillsboro	Retail	600
Hillsboro ISD	Education	350
Flowers Construction	Electric contractor	285
Wal-Mart Super Center	Retail	219
Hill College	Education	200
Hill Regional Hospital	Healthcare	196
Towne Square Furniture	Furniture	180
Hill County Employees	Government	166
Town Hall Estates	Healthcare	128
City of Hillsboro	Municipal government	110
Vesuviuss U. S. A.	Steel molds	103
Howmet Hillsboro	Aluminum foundry	97

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN HILL COUNTY, TEXAS

LENDING TEST

Overall performance under the lending test in this assessment area is good. The geographic distribution of loans reflects excellent penetration throughout the assessment area when compared to the aggregate.

Lending Activity: Lending activity is adequate as loan volume is significantly below the share of deposits in this assessment area. During evaluation period, TexasBank originated 59 HMDA, (\$4.0 million) 40 small business (\$726 thousand), 39 small farm (\$1.2 million) and 375 (\$2.4 million) consumer loans.

Geographic Distribution: The geographic distribution of TexasBank's lending is excellent when compared to the aggregate performance and other performance context data. There are no low-income tracts in Hill County. As compared to the aggregate, TexasBank originated 25.8% of HMDA loans, while the aggregate originated 9.4% in moderate-income tracts. For small business lending, TexasBank originated 52% and the aggregate originated 21.4% in moderate-income tracts. As noted, TexasBank's HMDA and small business lending significantly exceeds the aggregate by 16.4 and 30.6%, respectively. The bank's small farm lending was comparable to aggregate. The bank's performance is excellent given the high poverty level and low borrowing capacity of families in moderate-income tracts.

Distribution by Borrower Income and Revenue Size of the Business: TexasBank performed slightly below the aggregate in HMDA lending. The bank did not extend any HMDA loans to low-income borrowers, but extended 9.7% to moderate-income borrowers; while the aggregate extended 2.2% to low- and 10.9% to moderate-income borrowers.

Also, the bank's percentage of small business lending to businesses with revenue of less than \$1 million at 96% was significantly above the aggregate at 39.6%.

Community Development Lending: TexasBank's community development lending in Hill County assessment area is below the overall rating for this institution, but does not materially impact the overall rating. The bank did not have any community development loans in Hill County during the evaluation period. As mentioned previously, most of the bank's efforts have been devoted to the Fort Worth-Arlington assessment area. Refer to the overall assessment area for more details on community development lending.

INVESTMENT TEST

There were no qualified community development investments for Hill County during the evaluation period. As with community development lending, most of the bank's efforts have been devoted to the Fort Worth-Arlington assessment area.

SERVICE TEST

The bank's location in Hill County is readily accessible to essentially all portions of the assessment area. The branch is located in a moderate-income tract. Please refer to last table in Appendix C for further details concerning branch locations.

Retail Services:

Delivery systems are accessible to essentially all of the bank's assessment area. Selling of the branch in September 2002 did not adversely affect any individuals in the moderate-income tract. Additionally, services do not vary in a way that inconveniences certain portions of the assessment area, particularly low- and moderate-income individuals or geographies.

Community Development Services: TexasBank did not report any community development services for Hill County during this evaluation period.

CRA APPENDIX A

GLOSSARY

Aggregate lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Block numbering area (“BNA”): A statistical subdivision of a county for grouping and numbering blocks in nonmetropolitan counties where local census statistical area committees have not established census tracts. A BNA does not cross county lines.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status and living conditions to allow for statistical comparisons.

Community development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration’s Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Consumer loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into “male householder” (a family with a male householder and no wife present) or “female householder” (a family with a female householder and no husband present).

Full review: Performance under the lending, investment and service tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity and responsiveness).

Geography: A census tract or a block numbering area delineated by the U.S. Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (“HMDA”): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include data such as race, gender and income of applications, amount of loan requested, and disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans : Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited review: Performance under the lending, investment and service tests is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

Market share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Metropolitan area (“MA”): Any primary metropolitan statistical area (“PMSA”), metropolitan statistical area (“MSA”), or consolidated metropolitan statistical area (“CMSA”), as defined by the Office of Management and Budget, with a population of 250 thousand or more, and any other area designated as such by the appropriate federal financial supervisory agency.

Middle-income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

Moderate-income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

Owner-occupied units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Small loan(s) to business(es): A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income ("Call Report") and the Thrift Financial Reporting ("TFR") instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): A loan included in "loans to small farms" as defined in the instructions for preparation of the Call Report. These loans have original amounts of \$500 thousand or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

Upper-income: Individual income that is more than 120 percent of the area median income, or a median family income that is more than 120 percent, in the case of a geography.

CRA APPENDIX B
CRA CORE TABLES

TexasBank Combined Assessment Area								
2001 AGGREGATE LENDING COMPARISON								
HMDA ORIGINATIONS & PURCHASES								
Income Category	By Tract Income				By Borrower Income			
	Bank		Aggregate		Bank		Aggregate	
	#	%	#	%	#	%	#	%
Low	19	1.3%	1,021	0.7%	129	8.9%	8,792	6.1%
Moderate	241	16.6%	12,459	8.7%	277	19.1%	21,894	15.3%
Middle	653	45.1%	62,384	43.5%	332	22.9%	30,202	21.1%
Upper	536	37.0%	67,427	47.1%	644	44.4%	53,503	37.3%
NA	0	0.0%	0	0.0%	67	4.6%	28,900	20.2%
Total	1,449	100.0%	143,291	100.0%	1,449	100.0%	143,291	100.0%

TexasBank Combined Assessment Area												
2001 AGGREGATE LENDING COMPARISON												
SMALL BUSINESS												
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue	
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million	
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate
Low	39	4.5%	3,106	6.9%	3.2%	6.7%	10.5%	9.1%	17.9%	12.7%	3.6%	7.1%
Moderate	241	27.5%	8,593	19.2%	28.0%	19.2%	21.1%	22.4%	30.8%	20.8%	27.3%	18.5%
Middle	364	41.6%	17,616	39.3%	44.5%	39.7%	22.4%	31.8%	23.1%	30.5%	44.1%	39.1%
Upper	231	26.4%	15,513	34.6%	24.3%	34.4%	46.1%	36.7%	28.2%	36.0%	25.0%	35.4%
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	875	100.0%	44,828	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Loans					760	43,783	76	1,015	39	905	744	18,790
% of Total					86.9%	97.7%	8.7%	2.3%	4.5%	2.0%	85.0%	41.9%

TexasBank Combined Assessment Areas												
2001 AGGREGATE LENDING COMPARISON												
SMALL FARMS												
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue	
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million	
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate
Low	0	0.0%	8	1.9%	0.0%	1.4%	0.0%	0.0%	0.0%	23.1%	0.0%	0.3%
Moderate	53	28.0%	87	21.0%	29.2%	21.8%	12.5%	17.9%	0.0%	7.7%	28.0%	21.0%
Middle	117	61.9%	236	57.0%	61.2%	57.5%	75.0%	61.5%	66.7%	30.8%	61.9%	58.4%
Upper	19	10.1%	83	20.0%	9.6%	19.3%	12.5%	20.5%	33.3%	38.5%	10.1%	20.4%
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	189	100.0%	414	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Loans					178	362	8	39	3	13	189	353
% of Total					94.2%	87.4%	4.2%	9.4%	1.6%	3.1%	100.0%	85.3%

Ft. Worth-Arlington Assessment Areas								
2001 AGGREGATE LENDING COMPARISON								
HMDA ORIGINATIONS & PURCHASES								
Income Category	By Tract Income				By Borrower Income			
	Bank		Aggregate		Bank		Aggregate	
	#	%	#	%	#	%	#	%
Low	17	1.3%	769	0.8%	121	9.4%	7,282	7.3%
Moderate	226	17.6%	11,659	11.8%	257	20.0%	16,618	16.8%
Middle	578	45.1%	43,423	43.8%	284	22.1%	20,986	21.2%
Upper	462	36.0%	43,316	43.7%	566	44.1%	34,414	34.7%
NA	0	0.0%	0	0.0%	55	4.3%	19,867	20.0%
Total	1,283	100.0%	99,167	100.0%	1,283	100.0%	99,167	100.0%

Ft. Worth-Arlington Assessment Areas												
2001 AGGREGATE LENDING COMPARISON												
SMALL BUSINESS												
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue	
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million	
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate
Low	33	4.5%	2,844	7.7%	3.0%	7.5%	13.8%	10.6%	16.7%	14.6%	3.5%	7.8%
Moderate	184	25.2%	7,536	20.5%	25.1%	20.6%	22.4%	22.6%	30.6%	21.2%	24.5%	19.4%
Middle	328	44.9%	14,615	39.8%	48.4%	40.3%	20.7%	30.9%	22.2%	31.9%	47.7%	39.7%
Upper	186	25.4%	11,728	31.9%	23.5%	31.7%	43.1%	35.9%	30.6%	32.3%	24.3%	33.0%
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	731	100.0%	36,723	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Loans					637	35,830	58	850	36	774	621	15,332
% of Total					87.1%	97.6%	7.9%	2.3%	4.9%	2.1%	85.0%	41.8%

Fort Worth/Arlington Assessment Area												
2001 AGGREGATE LENDING COMPARISON												
SMALL FARM												
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue	
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million	
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate
Low	0	0.0%	8	2.4%	0.0%	1.7%	0.0%	0.0%	0.0%	27.3%	0.0%	0.4%
Moderate	46	29.3%	77	23.2%	30.4%	23.5%	14.3%	25.0%	0.0%	9.1%	29.3%	23.8%
Middle	96	61.1%	189	56.9%	60.1%	58.0%	71.4%	53.6%	100.0%	36.4%	61.1%	58.5%
Upper	15	9.6%	58	17.5%	9.5%	16.7%	14.3%	21.4%	0.0%	27.3%	9.6%	17.4%
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	157	100.0%	332	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Loans					148	293	7	28	2	11	157	282
% of Total					94.3%	88.3%	4.5%	8.4%	1.3%	3.3%	100.0%	84.9%

Denton County Assessment Area									
2001 AGGREGATE LENDING COMPARISON									
HMDA ORIGINATIONS & PURCHASES									
Income Category	By Tract Income				By Borrower Income				
	Bank		Aggregate		Bank		Aggregate		
	#	%	#	%	#	%	#	%	%
Low	2	1.5%	252	0.6%	8	5.9%	1,494	3.4%	
Moderate	7	5.2%	731	1.7%	17	12.6%	5,196	12.0%	
Middle	54	40.0%	18,359	42.3%	41	30.4%	9,087	20.9%	
Upper	72	53.3%	24,050	55.4%	58	43.0%	18,715	43.1%	
NA	0	0.0%	0	0.0%	11	8.1%	8,900	20.5%	
Total	135	100.0%	43,392	100.0%	135	100.0%	43,392	100.0%	

Denton County Assessment Area													
2001 AGGREGATE LENDING COMPARISON													
SMALL BUSINESS													
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue		
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million		
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	
Low	6	5.0%	262	3.4%	5.1%	3.5%	0.0%	1.3%	33.3%	1.6%	5.1%	4.0%	
Moderate	44	37.0%	988	12.8%	40.8%	12.8%	16.7%	22.3%	33.3%	18.8%	39.4%	13.6%	
Middle	24	20.2%	2,729	35.2%	18.4%	35.3%	27.8%	33.1%	33.3%	20.3%	20.2%	34.7%	
Upper	45	37.8%	3,767	48.6%	35.7%	48.4%	55.6%	43.3%	0.0%	59.4%	35.4%	47.7%	
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	119	100.0%	7,746	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Number of Loans					98	7,580	18	157	3	128	99	3,306	
% of Total					82.4%	97.9%	15.1%	2.0%	2.5%	1.7%	83.2%	42.7%	

Denton County Assessment Area													
2001 AGGREGATE LENDING COMPARISON													
SMALL FARM													
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue		
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million		
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	
Low	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Moderate	1	20.0%	3	8.1%	25.0%	10.0%	0.0%	0.0%	0.0%	0.0%	20.0%	3.6%	
Middle	1	20.0%	12	32.4%	25.0%	30.0%	0.0%	60.0%	0.0%	0.0%	20.0%	25.0%	
Upper	3	60.0%	22	59.5%	50.0%	60.0%	0.0%	40.0%	100.0%	100.0%	60.0%	71.4%	
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	5	100.0%	37	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Number of Loans					4	30	0	5	1	2	5	28	
% of Total					80.0%	81.1%	0.0%	13.5%	20.0%	5.4%	100.0%	75.7%	

Hill County Assessment Area								
2001 AGGREGATE LENDING COMPARISON								
HMDA ORIGINATIONS & PURCHASES								
Income Category	By Tract Income				By Borrower Income			
	Bank		Aggregate		Bank		Aggregate	
	#	%	#	%	#	%	#	%
Low	0	0.0%	0	0.0%	0	0.0%	16	2.2%
Moderate	8	25.8%	69	9.4%	3	9.7%	80	10.9%
Middle	21	67.7%	602	82.2%	7	22.6%	129	17.6%
Upper	2	6.5%	61	8.3%	20	64.5%	374	51.1%
NA	0	0.0%	0	0.0%	1	3.2%	133	18.2%
Total	31	100.0%	732	100.0%	31	100.0%	732	100.0%

Hill County Assessment Area												
2001 AGGREGATE LENDING COMPARISON												
SMALL BUSINESS												
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue	
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million	
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate
Low	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Moderate	13	52.0%	82	21.4%	52.0%	22.0%	0.0%	0.0%	0.0%	0.0%	50.0%	27.6%
Middle	12	48.0%	284	74.0%	48.0%	73.2%	0.0%	100.0%	0.0%	100.0%	50.0%	67.1%
Upper	0	0.0%	18	4.7%	0.0%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	5.3%
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	25	100.0%	384	100.0%	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	100.0%	100.0%
Number of Loans					25	373	0	8	0	3	24	152
% of Total					100.0%	97.1%	0.0%	2.1%	0.0%	0.8%	96.0%	39.6%

Hill County Assessment Area												
2001 AGGREGATE LENDING COMPARISON												
SMALL FARM												
Tract Income Category	Total Loans				Loan Amounts						Gross Revenue	
	Bank		Aggregate		\$100,000 or Less		\$100,001 - \$250,000		\$250,001 - \$1 Million		<=\$1 Million	
	#	%	#	%	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate	Bank	Aggregate
Low	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	27.3%	0.0%	0.0%
Moderate	6	22.2%	82	21.4%	23.1%	17.9%	0.0%	0.0%	0.0%	9.1%	22.2%	14.0%
Middle	20	74.1%	284	74.0%	73.1%	74.4%	100.0%	100.0%	0.0%	36.4%	74.1%	79.1%
Upper	1	3.7%	18	4.7%	3.8%	7.7%	0.0%	0.0%	0.0%	27.3%	3.7%	7.0%
NA	0	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	27	100.0%	384	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%
Number of Loans					26	39	1	6	0	11	27	43
% of Total					96.3%	10.2%	3.7%	1.6%	0.0%	2.9%	100.0%	11.2%

CRA APPENDIX C
Lending and Other Tables

Fort Worth-Arlington, Texas MSA Assessment Area								
Lending								
Income Categories	HMDA							
	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
	Home Purchase							
Low	25	2.1%	817	0.6%	187	15.4%	9,576	7.0%
Moderate	284	23.4%	23,139	16.9%	284	23.4%	22,312	16.3%
Middle	560	46.1%	58,245	42.4%	256	21.1%	27,573	20.1%
Upper	346	28.5%	55,044	40.1%	445	36.6%	71,973	52.4%
NA	0	0.0%	0	0.0%	43	3.5%	5,811	4.2%
Total	1,215	100.0%	137,245	100.0%	1,215	100.0%	137,245	100.0%
	Refinance							
Low	1	0.1%	44	0.0%	36	3.6%	2,213	1.6%
Moderate	119	11.9%	13,675	10.2%	140	14.0%	11,586	8.6%
Middle	448	44.7%	50,860	37.8%	200	20.0%	20,400	15.1%
Upper	434	43.3%	70,119	52.1%	530	52.9%	88,237	65.5%
NA	0	0.0%	0	0.0%	96	9.6%	12,262	9.1%
Total	1,002	100.0%	134,698	100.0%	1,002	100.0%	134,698	100.0%
	Home Improvement							
Low	2	0.5%	20	0.1%	30	6.9%	594	4.1%
Moderate	45	10.3%	1,161	8.1%	58	13.3%	1,166	8.1%
Middle	190	43.5%	5,941	41.2%	105	24.0%	2,646	18.4%
Upper	200	45.8%	7,284	50.6%	238	54.5%	9,744	67.6%
NA	0	0.0%	0	0.0%	6	1.4%	256	1.8%
Total	437	100.0%	14,406	100.0%	437	100.0%	14,406	100.0%
	Multi-Family							
Low	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Moderate	1	16.7%	112	4.0%	0	0.0%	0	0.0%
Middle	5	83.3%	2,678	96.0%	0	0.0%	0	0.0%
Upper	0	0.0%	0	0.0%	0	0.0%	0	0.0%
NA	0	0.0%	0	0.0%	6	100.0%	2,790	100.0%
Total	6	100.0%	2,790	100.0%	6	100.0%	2,790	100.0%
	SMALL BUSINESS				SMALL FARM			
	#	%	\$	%	#	%	\$	%
Low	74	5.3%	12,306	12.7%	2	0.7%	235	3.2%
Moderate	372	26.9%	27,632	28.5%	103	35.0%	1,463	19.9%
Middle	598	43.2%	31,326	32.4%	164	55.8%	4,908	66.6%
Upper	340	24.6%	25,552	26.4%	25	8.5%	761	10.3%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,384	100.0%	96,816	100.0%	294	100.0%	7,367	100.0%
	By Loan Size and Revenue							
Loan Size:	#	%	\$	%	#	%	\$	%
\$100,000 or less	1,185	85.6%	32,114	33.2%	280	95.2%	4,403	59.8%
\$100,001 - \$250,000	112	8.1%	19,668	20.3%	10	3.4%	1,320	17.9%
\$250,001 - \$1 Million*	87	6.3%	45,034	46.5%	4	1.4%	1,644	22.3%
Total	1,384	100.0%	96,816	100.0%	294	100.0%	7,367	100.0%
Revenue:	#	%	\$	%	#	%	\$	%
\$1 Million or Less	1,185	85.6%	56,681	58.5%	291	99.0%	6,832	92.7%
Over \$1 Million	199	14.4%	40,135	41.5%	3	1.0%	535	7.3%
Not Known	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,384	100.0%	96,816	100.0%	294	100.0%	7,367	100.0%

Originations and purchases

Small Business loans are loan sizes that are \$1 million or less, *small farm loans are loans that are \$500,000 or less.

Fort Worth-Arlington, Texas MSA Assessment Area								
HOME EQUITY								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	26	17.4%	774	11.1%
Moderate	25	16.8%	1,944	27.8%	28	18.8%	1,070	15.3%
Middle	80	53.7%	3,369	48.1%	28	18.8%	1,031	14.7%
Upper	44	29.5%	1,691	24.1%	60	40.3%	3,948	56.4%
NA	0	0.0%	0	0.0%	7	4.7%	181	2.6%
Total	149	100.0%	7,004	100.0%	149	100.0%	7,004	100.0%

Fort Worth-Arlington, Texas MSA Assessment Area								
MOTOR VEHICLE								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	7	0.5%	191	1.1%	380	28.5%	3,257	19.4%
Moderate	277	20.8%	3,381	20.2%	294	22.1%	3,597	21.4%
Middle	659	49.5%	7,508	44.7%	253	19.0%	3,363	20.0%
Upper	389	29.2%	5,699	34.0%	307	23.0%	5,336	31.8%
NA	0	0.0%	0	0.0%	98	7.4%	1,226	7.3%
Total	1,332	100.0%	16,779	100.0%	1,332	100.0%	16,779	100.0%

Fort Worth-Arlington, Texas MSA Assessment Area								
CREDIT CARD DATA								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	4	1.8%	85	7.3%	49	21.5%	157	13.4%
Moderate	44	19.3%	206	17.6%	35	15.4%	157	13.4%
Middle	102	44.7%	487	41.6%	26	11.4%	128	10.9%
Upper	78	34.2%	394	33.6%	53	23.2%	448	38.2%
NA	0	0.0%	0	0.0%	65	28.5%	282	24.1%
Total	228	100.0%	1,172	100.0%	228	100.0%	1,172	100.0%

Fort Worth-Arlington, Texas MSA Assessment Area								
OTHER SECURED								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	12	1.0%	543	2.9%	385	33.0%	2,855	15.2%
Moderate	274	23.5%	3,985	21.2%	255	21.9%	2,919	15.5%
Middle	615	52.7%	7,907	42.0%	184	15.8%	2,443	13.0%
Upper	266	22.8%	6,372	33.9%	233	20.0%	8,394	44.6%
NA	0	0.0%	0	0.0%	110	9.4%	2,196	11.7%
Total	1,167	100.0%	18,807	100.0%	1,167	100.0%	18,807	100.0%

Fort Worth-Arlington, Texas MSA Assessment Area								
OTHER UNSECURED								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	32	1.6%	191	2.5%	448	21.9%	1,104	14.2%
Moderate	498	24.3%	1,232	15.9%	306	14.9%	1,096	14.1%
Middle	1,060	51.8%	3,294	42.5%	208	10.2%	1,010	13.0%
Upper	457	22.3%	3,039	39.2%	251	12.3%	3,585	46.2%
NA	0	0.0%	0	0.0%	834	40.7%	961	12.4%
Total	2,047	100.0%	7,756	100.0%	2,047	100.0%	7,756	100.0%

Denton County Assessment Area								
L E N D I N G								
Income Categories	HMDA							
	By Tract Income				By Borrower Income			
	Home Purchase				Refinance			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	8	8.4%	526	4.3%
Moderate	5	5.3%	768	6.2%	17	17.9%	1,689	13.7%
Middle	45	47.4%	5,330	43.3%	25	26.3%	2,916	23.7%
Upper	45	47.4%	6,213	50.5%	38	40.0%	6,538	53.1%
NA	0	0.0%	0	0.0%	7	7.4%	642	5.2%
Total	95	100.0%	12,311	100.0%	95	100.0%	12,311	100.0%
	Home Improvement							
	#	%	\$	%	#	%	\$	%
Low	1	1.8%	10	0.6%	2	3.6%	115	7.2%
Moderate	1	1.8%	13	0.8%	8	14.3%	135	8.4%
Middle	22	39.3%	593	36.9%	22	39.3%	540	33.6%
Upper	32	57.1%	992	61.7%	23	41.1%	793	49.3%
NA	0	0.0%	0	0.0%	1	1.8%	25	1.6%
Total	56	100.0%	1,608	100.0%	56	100.0%	1,608	100.0%
	Multi-Family							
	#	%	\$	%	#	%	\$	%
Low	1	33.3%	234	13.1%	0	0.0%	0	0.0%
Moderate	1	33.3%	800	44.8%	0	0.0%	0	0.0%
Middle	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Upper	1	33.3%	750	42.0%	0	0.0%	0	0.0%
NA	0	0.0%	0	0.0%	3	100.0%	1,784	100.0%
Total	3	100.0%	1,784	100.0%	3	100.0%	1,784	100.0%
	SMALL BUSINESS				SMALL FARM			
	By Tract Income							
	#	%	\$	%	#	%	\$	%
Low	10	5.0%	680	5.1%	0	0.0%	0	0.0%
Moderate	61	30.3%	2,962	22.3%	1	9.1%	46	5.5%
Middle	51	25.4%	3,667	27.6%	2	18.2%	10	1.2%
Upper	79	39.3%	5,976	45.0%	8	72.7%	777	93.3%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	201	100.0%	13,285	100.0%	11	100.0%	833	100.0%
	By Loan Size and Revenue							
Loan Size:	#	%	\$	%	#	%	\$	%
\$100,000 or less	165	82.1%	4,968	37.4%	9	81.8%	204	24.5%
\$100,001 - \$250,000	30	14.9%	5,705	42.9%	1	9.1%	153	18.4%
\$250,001 - \$1 Million*	6	3.0%	2,612	19.7%	1	9.1%	476	57.1%
Total	201	100.0%	13,285	100.0%	11	100.0%	833	100.0%
Revenue:								
\$1 Million or Less	171	85.1%	10,424	78.5%	11	100.0%	833	100.0%
Over \$1 Million	29	14.4%	2,856	21.5%	0	0.0%	0	0.0%
Not Known	1	0.5%	5	0.0%	0	0.0%	0	0.0%
Total	201	100.0%	13,285	100.0%	11	100.0%	833	100.0%

Originations and purchases

Small Business loans are loan sizes that are \$1 million or less, *small farm loans are loans that are \$500,000 or less.

Denton County Assessment Area								
H O M E E Q U I T Y								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	2	8.3%	68	8.0%	1	4.2%	20	2.3%
Moderate	2	8.3%	67	7.9%	3	12.5%	101	11.9%
Middle	11	45.8%	290	34.0%	7	29.2%	177	20.8%
Upper	9	37.5%	427	50.1%	12	50.0%	521	61.2%
NA	0	0.0%	0	0.0%	1	4.2%	33	3.9%
Total	24	100.0%	852	100.0%	24	100.0%	852	100.0%

Denton County Assessment Area								
M O T O R V E H I C L E								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	4	2.7%	39	2.0%	46	31.3%	391	19.6%
Moderate	16	10.9%	146	7.3%	31	21.1%	331	16.6%
Middle	67	45.6%	747	37.5%	17	11.6%	206	10.4%
Upper	60	40.8%	1,058	53.2%	42	28.6%	917	46.1%
NA	0	0.0%	0	0.0%	11	7.5%	145	7.3%
Total	147	100.0%	1,990	100.0%	147	100.0%	1,990	100.0%

Denton County Assessment Area								
C R E D I T C A R D D A T A								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	1	2.4%	5	3.2%	10	24.4%	20	12.8%
Moderate	10	24.4%	26	16.7%	8	19.5%	44	28.2%
Middle	10	24.4%	22	14.1%	7	17.1%	32	20.5%
Upper	20	48.8%	103	66.0%	6	14.6%	25	16.0%
NA	0	0.0%	0	0.0%	10	24.4%	35	22.4%
Total	41	100.0%	156	100.0%	41	100.0%	156	100.0%

Denton County Assessment Area								
O T H E R S E C U R E D								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	4	3.4%	43	1.6%	30	25.2%	144	5.4%
Moderate	10	8.4%	74	2.8%	18	15.1%	156	5.8%
Middle	47	39.5%	892	33.3%	24	20.2%	437	16.3%
Upper	58	48.7%	1,673	62.4%	29	24.4%	611	22.8%
NA	0	0.0%	0	0.0%	18	15.1%	1,334	49.7%
Total	119	100.0%	2,682	100.0%	119	100.0%	2,682	100.0%

Denton County Assessment Area								
O T H E R U N S E C U R E D								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	14	4.8%	29	3.1%	48	16.6%	109	11.6%
Moderate	36	12.4%	110	11.7%	29	10.0%	86	9.2%
Middle	160	55.2%	284	30.3%	20	6.9%	100	10.7%
Upper	80	27.6%	515	54.9%	34	11.7%	532	56.7%
NA	0	0.0%	0	0.0%	159	54.8%	111	11.8%
Total	290	100.0%	938	100.0%	290	100.0%	938	100.0%

HILL COUNTY ASSESSMENT AREA								
L E N D I N G								
Income Categories	HMDA				HMDA			
	By Tract Income				By Borrower Income			
	Home Purchase				Home Purchase			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	1	4.2%	31	2.1%
Moderate	3	12.5%	145	9.8%	2	8.3%	43	2.9%
Middle	19	79.2%	1,127	76.3%	5	20.8%	336	22.7%
Upper	2	8.3%	206	13.9%	16	66.7%	1,068	72.3%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	24	100.0%	1,478	100.0%	24	100.0%	1,478	100.0%
	Refinance				Refinance			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Moderate	10	35.7%	753	32.3%	3	10.7%	106	4.6%
Middle	18	64.3%	1,575	67.7%	5	17.9%	285	12.2%
Upper	0	0.0%	0	0.0%	17	60.7%	1,609	69.1%
NA	0	0.0%	0	0.0%	3	10.7%	328	14.1%
Total	28	100.0%	2,328	100.0%	28	100.0%	2,328	100.0%
	Home Improvement				Home Improvement			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Moderate	2	28.6%	40	20.6%	1	14.3%	7	3.6%
Middle	5	71.4%	154	79.4%	1	14.3%	67	34.5%
Upper	0	0.0%	0	0.0%	5	71.4%	120	61.9%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	7	100.0%	194	100.0%	7	100.0%	194	100.0%
	Multi-Family				Multi-Family			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Moderate	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Middle	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Upper	0	0.0%	0	0.0%	0	0.0%	0	0.0%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Income Categories	SMALL BUSINESS				SMALL FARM			
	By Tract Income				By Tract Income			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Moderate	19	47.5%	400	55.1%	11	28.2%	324	27.5%
Middle	20	50.0%	319	43.9%	26	66.7%	775	65.8%
Upper	1	2.5%	7	1.0%	2	5.1%	78	6.6%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	40	100.0%	726	100.0%	39	100.0%	1,177	100.0%
	By Loan Size and Revenue				By Loan Size and Revenue			
	#	%	\$	%	#	%	\$	%
Loan Size:								
\$100,000 or less	40	100.0%	726	100.0%	36	92.3%	627	53.3%
\$100,001 - \$250,000	0	0.0%	0	0.0%	3	7.7%	550	46.7%
\$250,001 - \$1 Million*	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	40	100.0%	726	100.0%	39	100.0%	1,177	100.0%
Revenue:								
\$1 Million or Less	38	95.0%	653	89.9%	39	100.0%	1,177	100.0%
Over \$1 Million	2	5.0%	73	10.1%	0	0.0%	0	0.0%
Not Known	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	40	100.0%	726	100.0%	39	100.0%	1,177	100.0%

Originations and purchases

Small Business loans are loan sizes that are \$1 million or less, *small farm loans are loans that are \$500,000 or less.

HILL COUNTY ASSESSMENT AREA								
HOME EQUITY								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	1	11.1%	30	9.3%
Moderate	3	33.3%	96	29.7%	0	0.0%	0	0.0%
Middle	6	66.7%	227	70.3%	2	22.2%	75	23.2%
Upper	0	0.0%	0	0.0%	6	66.7%	218	67.5%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	9	100.0%	323	100.0%	9	100.0%	323	100.0%

HILL COUNTY ASSESSMENT AREA								
MOTOR VEHICLE								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	25	17.1%	181	13.3%
Moderate	45	30.8%	458	33.8%	26	17.8%	165	12.2%
Middle	92	63.0%	818	60.3%	46	31.5%	427	31.5%
Upper	9	6.2%	81	6.0%	49	33.6%	584	43.0%
NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	146	100.0%	1,357	100.0%	146	100.0%	1,357	100.0%

HILL COUNTY ASSESSMENT AREA								
CREDIT CARD DATA								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Moderate	1	50.0%	8	44.4%	0	0.0%	0	0.0%
Middle	1	50.0%	10	55.6%	1	50.0%	8	44.4%
Upper	0	0.0%	0	0.0%	0	0.0%	0	0.0%
NA	0	0.0%	0	0.0%	1	50.0%	10	55.6%
Total	2	100.0%	18	100.0%	2	100.0%	18	100.0%

HILL COUNTY ASSESSMENT AREA								
OTHER SECURED								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	17	23.3%	47	9.5%
Moderate	21	28.8%	188	37.9%	8	11.0%	111	22.4%
Middle	45	61.6%	250	50.4%	18	24.7%	67	13.5%
Upper	7	9.6%	58	11.7%	25	34.2%	249	50.2%
NA	0	0.0%	0	0.0%	5	6.8%	22	4.4%
Total	73	100.0%	496	100.0%	73	100.0%	496	100.0%

HILL COUNTY ASSESSMENT AREA								
OTHER UNSECURED								
Income Categories	By Tract Income				By Borrower Income			
	#	%	\$	%	#	%	\$	%
Low	0	0.0%	0	0.0%	23	15.9%	29	11.5%
Moderate	52	35.9%	93	36.8%	32	22.1%	59	23.3%
Middle	87	60.0%	156	61.7%	23	15.9%	56	22.1%
Upper	6	4.1%	4	1.6%	29	20.0%	91	36.0%
NA	0	0.0%	0	0.0%	38	26.2%	18	7.1%
Total	145	100.0%	253	100.0%	145	100.0%	253	100.0%

COUNTY	BRANCH	ADDRESS CITY, STATE, ZIP	TELEPHONE
Fort Worth-Arlington MSA			
Parker	Weatherford Downtown	102 North Main Street Weatherford, TX 76086	Middle
	Santa Fe*	1400 Santa Fe Drive Weatherford, TX 76086	Middle
	Hudson Oaks	2817 Ft Worth HWY Weatherford, TX 76087	Upper
	Willow Park	5171 E. I-20 Service Rd. N. Weatherford, TX 76087	Upper
	College Park*	139 College Park Drive Weatherford, TX 76086	Middle
	Albertson's*	225 E. Spring St Weatherford, TX 76086	Middle
Tarrant	Grapevine	1205 South Main Grapevine, TX 76051	Upper
	Benbrook*	9200 Benbrook Blvd. Benbrook, TX 76126	Upper
	Crowley*	301 E. Main Street Crowley, TX 76036	Middle
	Ridgmar	2525 Ridgmar Blvd. Fort Worth, TX 76116	Middle
	Hulen	2601 S. Hulen Street Fort Worth, TX 76109	Upper
	Fort Worth Downtown	300 W. 7 th Street Fort Worth, TX 76102	Low
	Camp Bowie West	8875 Camp Bowie West Fort Worth, TX 76116	
	Arlington-Lamar	2221 E. Lamar Blvd. Arlington, TX 76006	Upper
	Arlington Northwest	1601 W. Randol Mill Rd. Arlington, TX 76012	Upper
	Medical District	1600 W. Rosedale St. Fort Worth, TX 76104	Upper
	Arlington South (Opened 10/21/2002)	5980 South Cooper St Arlington, TX 76017	Upper
	Colleyville	4841 Colleyville Blvd Colleyville, TX 76034	Upper
	Southlake (opened 12/26/02)	515 West Southlake Blvd Southlake, Texas 76092	Upper
Hood	Granbury	702 West Pearl Street Granbury, TX 76048	Middle
Johnson	Burleson*	100 NW Renfro Burleson, TX 76028	Middle
	Cleburne*	1671 W. Henderson Cleburne, TX 76031	Middle

COUNTY	BRANCH	ADDRESS CITY, STATE, ZIP	TELEPHONE
Denton County			
Denton	Denton North*	1013 W. University Drive Denton, TX 76201	Middle
PMSA 1920	Denton South	729 Fort Worth Drive Denton, TX 76201	Moderate
	Lewisville	1101 W. Main Lewisville, TX 75067	Upper
	Flower Mound	3212 Long Prairie Road Flower Mound, TX 75028	Upper
Dallas County			
Dallas	Coppell Opened 12/3/2002	207 North Denton Tap Road, Ste 100 Coppell, TX 75019	Upper

*These locations have deposit taking ATMs.