



LARGE BANK

Comptroller of the Currency
Administrator of National Banks

Washington, DC 20219

PUBLIC DISCLOSURE

September 16, 2013

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

American Bank, National Association
Charter Number: 15820

100 American Bank Plaza
Corpus Christi, Texas 78475

Office of the Comptroller of the Currency

San Antonio South Field Office
10001 Reunion Place, Suite 250
San Antonio, Texas 78216

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, and should not 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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Overall CRA Rating

Institution’s Community Reinvestment Act (CRA) Rating: This institution is rated **Satisfactory**.

The following table indicates the performance level of **American Bank, National Association** with respect to the lending, investment, and service tests:

Performance Levels	(Name of Depository Institution) Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding			
High Satisfactory			X
Low Satisfactory	X	X	
Needs to Improve			
Substantial Noncompliance			

* The lending test is weighted more heavily than the investment and service tests when arriving at an overall rating.

The major factors that support this rating include:

- Lending activity during the evaluation period reflects adequate responsiveness to the credit needs in the Corpus Christi Metropolitan Statistical Area (MSA) assessment area (AA).
- A substantial majority of loans are made in the institutions AAs. Loan origination is excellent with 93 percent of the total number of loans and 92 percent of the total dollar volume of loans originated within the AAs for the 2010-2011 period. Loan origination is also excellent for 2012 with 91 percent of the number of loans and 88 percent of the total dollar volume of loans originated within the AAs.
- The overall geographic distribution of loans reflects adequate penetration throughout the AAs.
- The distribution of borrowers reflects, given the product lines offered by the institution, adequate penetration among the retail customers of different income levels and business customers of different size.
- The level of community development (CD) lending is adequate.
- CD investments reflect an adequate responsiveness to the needs of the Corpus Christi MSA AA with an adequate level of qualified CD investments.
- Delivery systems are accessible to essentially all the bank’s geographies and individuals of different income levels in the AA. The closing and opening of branches has not adversely affected the accessibility of its delivery systems. CD services reflect good responsiveness in meeting community needs.

Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

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 MA/assessment area.

Census Tract (CT): 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 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.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize-

- (i) Low-or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on-
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

Community Reinvestment Act (CRA): the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

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 non-relatives 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 (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States 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 such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (e.g., approved, denied, and withdrawn). Beginning in 2004, the reports also include additional data on loan pricing, the lien status of the collateral, any requests for preapproval and loans for manufactured housing.

Home Mortgage Loans: Such loans include home purchase, home improvement and refinancings, as defined in the HMDA regulation. These include loans for multifamily (five or more families) dwellings, manufactured housing and one-to-four family dwellings other than manufactured housing.

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 (e.g., 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 MA/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every ten years and used to determine the income level category of geographies. Also, the median income determined by the Department of Housing and Urban Development annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above it and half below it.

Metropolitan Area (MA): Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget and any other area designated as such by the appropriate federal financial supervisory agency.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Metropolitan Statistical Area that contains a population of at least 2.5 million. A Metropolitan Division consists of one or more counties that represent an employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as having at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

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 multi-state 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 multi-state metropolitan area, the institution will receive a rating for the multi-state 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.

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

Tier One Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

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

Description of Institution

American Bank, N.A. (American), an intrastate bank headquartered in Corpus Christi, Texas, is a wholly-owned subsidiary of American Bank Holding Corporation, a one-bank holding company based in Corpus Christi. American owns American Financial Insurance Services, Inc., a wholly-owned insurance sales subsidiary, and does not have any other subsidiaries or affiliates. Subsidiary activities do not affect the capacity of American to lend or invest in its AA.

American operates thirteen full-service locations including eight in the Corpus Christi MSA, three in the Austin MSA, and two in the Victoria MSA. Automated teller machines (ATMs) are available at each full-service location and an additional eight remote ATMs are located throughout the Corpus Christi MSA.

At June 30, 2013, American reported total assets of \$1.2 billion. Tier 1 capital totaled \$95 million and represented 8.21 percent of total assets. Net loans total \$692 million and represent 64 percent of total deposits and 59 percent of total assets. American primarily focuses on commercial lending. Commercial real estate and construction/development loans secured by real estate represent 45 percent of the total loan portfolio with commercial/industrial loans representing 32 percent. The remaining 23 percent includes: residential real estate (including residential construction) - 15 percent; farmland secured loans - 4 percent; consumer loans - 1 percent; multi-family property loans - 1 percent; and other loans - 2 percent. Based on its financial condition, size, product offerings, and branch network, there are not any legal, financial, or other factors that inhibit the bank's ability to help meet the credit needs in its AAs.

American's primary focus is the commercial and the professional/executive sectors. The bank offers a variety of home mortgage products through its seven mortgage centers. It also offers a full range of consumer loans and deposit products as well as trust, insurance, and brokerage services. The website (www.americanbank.com) offers bill pay and online banking. American's primary market is the Coastal Bend with growth anticipated in the Austin market.

The prior CRA examination, dated September 20, 2010, assigned an overall "Satisfactory" rating to the performance of the bank.

Scope of the Evaluation

Evaluation Period/Products Evaluated

This Performance Evaluation assesses the bank's performance under the Lending, Investment, and Service Tests. The Lending Test included a review of residential mortgage loans subject to filing under the Home Mortgage Disclosure Act (HMDA), small loans to businesses and farms subject to filing under the CRA, and community development loans. The Investment Test included a review of investments and donations that meet the definition of community development investments made in the bank's AAs. The Service Test included a review of retail and community development services provided in the bank's AAs.

The evaluation period for the Lending Test, except community development loans, covered January 1, 2010, through December 31, 2012. For community development loans, the Investment Test, and the Service Test, the evaluation period covered September 20, 2010, the date of the last CRA evaluation, to September 16, 2013, the start date of the current CRA evaluation. We based conclusions related to community development loans and qualified investments on the number and the dollar amount made during the evaluation period. We also considered the level of innovation, complexity, responsiveness to community credit needs, and the degree to which private investors do not provide these instruments.

Data Integrity

In July 2013, OCC personnel verified the accuracy of data made available to the public in accordance with HMDA and CRA loan data reporting requirements. Public data includes home mortgage lending and small loans to businesses and farms. During the CRA examination, we reviewed non-public data management provided for community development loans, community development investments, and community development services to ensure they met regulatory definitions for community development. Based on verification work performed, we consider publicly reported lending data and non-public community development data accurate.

Selection of Areas for Full-Scope Review

We selected the Corpus Christi MSA AA for a full-scope review because a substantial majority of the deposit and loan activity originated in this AA. This AA represents 62 percent of the locations, 87 percent of the deposits, and 78 percent of the loans.

We conducted a limited-scope review in the Austin MSA AA because loan and deposit activity represents a small portion of the overall bank activity. This AA represents 23 percent of the locations, 7 percent of the deposits, and 13 percent of the loans.

We conducted a limited-scope review in the Victoria MSA AA because loan and deposit activity represents a small portion of the overall bank activity. This AA represents 15 percent of the locations, 6 percent of the deposits, and 9 percent of the loans.

Please refer to the tables in Appendix A for more information.

Ratings

We based the rating primarily on the full-scope review of the Corpus Christi MSA AA. Performance in this AA received the most weight in the overall analysis because a substantial majority of bank activity originates in this AA. Lending performance for loans to small businesses received the most weight in determining the Lending Test rating, followed closely by residential home mortgage performance. Multifamily and small farm loans received less weight as they represent smaller percentages of the bank's lending activity.

Other – Community Contacts

Contact was made with one community organization in the Corpus Christi MSA that administers federally funded and locally funded housing programs for low-income households.

Specifically identified credit needs include affordable mortgages for low- and moderate-income home buyers. The contact indicated that banks could play a role in helping to meet the need for affordable rental housing. The contact indicated that a few area banks and mortgage companies process the majority of loans. They also stated that the qualifying requirements are much more stringent than they were several years ago. Because of only limited-scope reviews of Austin and Victoria MSAs, no contacts were performed for those areas related to this review.

Fair Lending or Other Illegal Credit Practices Review

Pursuant to 12 C.F.R. 25.28(c), or 12 C.F.R. 195.28(c), in determining a national bank's (bank) or Federal savings association's (FSA) CRA rating, respectively, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank or FSA, or in any assessment area by an affiliate whose loans have been considered as part of the bank's or FSA's lending performance.

We found no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs.

Conclusions with Respect to Performance Tests

LENDING TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the lending test is rated "Low Satisfactory". Based on full-scope reviews, the bank's performance in the Corpus Christi MSA AA during the evaluation period is adequate. Small loans to businesses and home mortgage loans received the most weight in evaluating CRA performance. Factors that impacted the rating include: substantial majority of loans originated were in the AAs; the good distribution of small loans to businesses; and the poor distribution of home mortgage to low- and moderate-income borrowers. Other positive factors that impacted the rating include: the level of community development loans; the level of qualified investments; and the level of qualified services.

Lending Activity

Refer to Tables 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's lending activity. There are separate tables in appendix C for 2000 and 2010 Census Data. 2010 – 2011 bank performance is compared to 2000 Census Data, while 2012 bank performance is compared to 2010 Census Data.

We selected small loans to businesses and home mortgage products as the primary loan products for assessing CRA performance. For 2010 and 2011, these loans represented 52 percent and 43 percent of reportable loans, respectively. By purpose, home mortgage products include home purchase loans (27 percent), home improvement loans (4 percent), and home refinance loans (12 percent). Multi-family loans represent less than 1 percent of total home mortgage products and small loans to farms represent 5 percent of total reportable loans.

For 2012, small loans to businesses and home mortgage products represented 58 percent and 36 percent, respectively. By purpose, home mortgage products include home purchase loans (20 percent), home improvement loans (4 percent), and home refinance (13 percent). Multi-family loans represent less than 1 percent of total home mortgage products and small loans to farms represent 5 percent of total reportable loans.

Multi-family and small loans to farms do not represent a primary business line of the bank.

The June 30, 2012 Summary of Deposits report from the FDIC shows that American ranks second in the Corpus Christi MSA AA with 17.62 percent of the deposit market share.

Based on 2012 small business data, the 7.37 percent market share (by number), American ranked third of 62 lenders that originate loans to small businesses. American ranked second based on its 21.79 percent market share (based on dollar amount).

Based on 2011 Peer mortgage data (USPR), American ranked sixth in home purchase mortgage products, with an overall market share of 3.09 percent (by number of loans) and fifth by dollar amount with a 3.71 percent market share.

Distribution of Loans by Income Level of the Geography

The overall geographic distribution of loans is adequate. The geographic distribution of small business loans is excellent with penetration equal to or exceeding demographics for low- and moderate-income geographies. The geographic distribution of home mortgage products is poor. The number of owner-occupied housing units in low- and moderate-income geographies in the Corpus Christi AA is relatively low at 6.35 percent and 19.08 percent, respectively. This factor may present limited lending opportunities in these areas.

Home Mortgage Loans

Refer to Tables 2, 3, 4 and 5 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases. There are separate tables in appendix C for 2000 and 2010 Census Data. 2010 – 2011 bank performance is compared to 2000 Census Data, while 2012 bank performance is compared to 2010 Census Data.

2010 – 2011

The geographic distribution of home purchase loans in low- and moderate-income census tracts is adequate and poor, respectively. The bank's market share in low-income geographies is somewhat lower than its overall market share. The bank's market share in moderate-income geographies is lower than the overall market share.

The geographic distribution of home improvement loans in low- and moderate-income census tracts is very poor and poor, respectively. The bank did not have any home improvement loans in low-income geographies. The bank's distribution of home improvement loans in moderate-income geographies is lower than the percentage of owner-occupied housing units. The bank's market share in moderate-income geographies is lower than their overall market share.

The geographic distribution of home mortgage refinance loans in low- and moderate-income census tracts is poor. The distribution of mortgage refinance loans in low and moderate-income geographies is lower than the percentage of owner-occupied housing units. The bank's market share in moderate-income geographies is significantly lower than their overall market share.

A geographic distribution analysis of multifamily loans is not meaningful. This product represents less than one percent of total home mortgage products and the bank originated only one loan in this AA during the evaluation period. This one loan was in a moderate-income geography.

2012

The geographic distribution of home purchase loans in low- and moderate-income census tracts is poor. The bank's distribution of home purchase loans in low- and moderate-income geographies is lower than the percentage of owner-occupied housing units. The 2012 market share (%) by geography was not available.

The geographic distribution of home improvement loans in low- and moderate-income census tracts is very poor and poor, respectively. The bank did not have any home improvement loans in low-income geographies. The bank's distribution of home improvement loans in moderate-income geographies is lower than the percentage of owner-occupied housing units.

The geographic distribution of home mortgage refinance loans in low- and moderate-income census tracts is very poor and poor, respectively. The bank did not make any home mortgage refinance loans in low-income CTs. The distribution of mortgage refinance loans in moderate-income geographies is lower than the percentage of owner-occupied housing units.

A geographic distribution analysis of multifamily loans is not meaningful. The bank did not originate any multifamily loans in this AA during the evaluation period.

Small Loans to Businesses

Refer to Table 6 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to businesses. There are separate tables in appendix C for 2000 and 2010 Census Data. 2010 – 2011 bank performance is compared to 2000 Census Data, while 2012 bank performance is compared to 2010 Census Data.

2010 – 2011

The geographic distribution of small loans to businesses in low- and moderate-income geographies is excellent. The distribution of loans in low- and moderate-income CTs exceeds the percentage of small businesses located in these geographies. The bank's market share in low-income and moderate-income geographies exceeds its overall market share.

2012

The geographic distribution of small loans to businesses in low- and moderate-income geographies is excellent and good, respectively. The distribution of loans in low-income CTs exceeds the percentage of small businesses located in these geographies. The distribution of loans in moderate-income CTs substantially meets the percentage of small businesses located in these geographies.

Small Loans to Farms

Refer to Table 7 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to farms.

A geographic distribution analysis of small loans to farms is not meaningful. This product represents less than five percent of total loan originations and the bank originated only 9 loans in this AA during the evaluation period.

Lending Gap Analysis

We reviewed reports and maps detailing lending activity of American during the evaluation period for home mortgage products and small loans to businesses and did not identify any conspicuous gaps in the geographic distribution of loans.

Inside/Outside Ratio

A substantial majority of reportable loans are made in the bank's AAs. We analyzed the distribution at a bank-wide level rather than by AA. The information includes bank originations and purchases only and not extensions of credit by affiliates. Our analysis reflected that for the **2010 – 2011** time period, 93 percent of the total number of reportable loans, and 92 percent of the total dollar volume of reportable loans, originated within the AAs. By loan product and number of loans, 92 percent of small loans to businesses, 95 percent of home mortgage loans, and 87 percent of small loans to farms originated within the AAs.

For the **2012** time period, 91 percent of the total number of reportable loans, and 88 percent of the total dollar volume of reportable loans, originated within the AAs. By loan product and number of loans, 92 percent of small loans to businesses, 90 percent of home mortgage loans, and 83 percent of small loans to farms originated within the AAs. The excellent distribution of loans originating inside the AAs factored positively in the overall lending performance analysis.

Distribution of Loans by Income Level of the Borrower

American's distribution of loans to borrowers of different income levels and businesses of different sizes is adequate. The distribution of small loans to businesses is good, while the distribution of home mortgage loans to low- and moderate income borrowers is poor. The bank's performance in loans to small businesses factored the most in the overall analysis.

Home Mortgage Loans

Refer to Tables 8, 9, and 10 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases. There are separate tables in appendix C for 2000 and 2010 Census Data. 2010 – 2011 bank performance is compared to 2000 Census Data, while 2012 bank performance is compared to 2010 Census Data. 2012 Home Mortgage Market Share data was not available.

2010-2011

To evaluate the borrower distribution of home mortgage loans, we considered the number of families living below the poverty level. Based on 2000 Census data, 23 percent of all families in the AA are low-income families and 17 percent of all families are moderate-income families. The data reflects that 17 percent of all families in the AA live below the poverty level. When compared with a 2011 HUD Adjusted Median Family Income of \$53,500 and an average median housing value of \$69,949 (per 2000 Census data), the unsubsidized purchase of an average single-family residence might be beyond the financial means of some low-income borrowers.

The distribution of home purchase loans for low-income families is poor while the distribution to moderate-income borrowers is adequate. The percentage of loans made to low-income borrowers is lower than the percentage of low-income families. The bank's market share for low-income borrowers is lower than its overall market share. The percentage of loans made to moderate-income borrowers is somewhat lower than the percentage of moderate-income families. The bank's market share for moderate-income borrowers is somewhat lower than its overall market share.

The distribution of home improvement loans by borrower income level is poor. The percentage of loans made to low-income and moderate-income borrowers is lower than the percentage of low-income and moderate-income families. The bank's market share for low-income borrowers is significantly lower than its overall market share. The bank's market share for moderate-income borrowers is lower than its overall market share.

The distribution of home mortgage refinance loans to low-income borrowers is poor, while the distribution to moderate-income borrowers is very poor. The percentage of loans made to low-income borrowers is significantly lower than the percentage of low-income families, however, the bank's market share for low-income borrowers is lower than its overall market share. The percentage of loans made to moderate-income borrowers and the bank's market share for moderate-income borrowers is significantly lower than the percentage of moderate-income families and its overall market share.

2012

To evaluate the borrower distribution of home mortgage loans, we considered the number of families living below the poverty level. Based on 2010 Census data, 25 percent of all families in the AA are low-income families and 16 percent of all families are moderate-income families. The data reflects that 17 percent of all families in the AA live below the poverty level. When compared with a 2011 HUD Adjusted Median Family Income of \$53,500 and an average median housing value of \$114,368 (per 2010 Census data), the unsubsidized purchase of an average single-family residence might be beyond the financial means of some low-income borrowers.

The distribution of home purchase loans for low-income families is very poor while the distribution to moderate-income borrowers is poor. The percentage of loans made to low-income borrowers is significantly lower than the percentage of low-income families. The percentage of loans made to moderate-income borrowers is somewhat lower than the percentage of moderate-income borrowers.

The distribution of home improvement loans to low-income borrowers is very poor, while the distribution to moderate-income borrowers is poor. The percentage of loans made to low-income borrowers is significantly lower than the percentage of low-income families. The percentage of loans to moderate-income borrowers is lower than the percentage of moderate-income borrowers.

The distribution of home mortgage refinance loans to low-income borrowers is very poor, while the distribution to moderate-income borrowers is poor. The percentage of loans made to low-income borrowers is significantly lower than the percentage of low-income borrowers. The percentage of loans made to moderate-income borrowers is lower than the percentage of moderate-income borrowers.

Small Loans to Businesses

Refer to Table 11 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses. There are separate tables in appendix C for 2000 and 2010 Census Data. 2010 – 2011 bank performance is compared to 2000 Census Data, while 2012 bank performance is compared to 2010 Census Data.

2010-2011

The distribution of small loans to businesses with annual revenues of \$1 million or less is excellent. The percentage of small loans to businesses is somewhat lower than the percentage of businesses with annual revenues of \$1 million or less in the AA; however, the bank's market share to businesses with annual revenues of \$1 million or less exceeds its overall market share. Seventy-three percent of small loans to businesses originated in amounts of \$100,000 or less.

2012

The distribution of small loans to businesses with annual revenues of \$1 million or less is adequate. The percentage of small loans to businesses is somewhat lower than the percentage of businesses with annual revenues of \$1 million or less in the AA. Seventy-one percent of small loans to businesses originated in amounts of \$100,000 or less.

Small Loans to Farms

Refer to Table 12 in the appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

A distribution analysis of small loans to farms by revenue is not meaningful. This product represents less than five percent of total loan originations and the bank originated only 9 loans in this AA during the evaluation period. We provided the table for informational purposes only.

Community Development Lending

Refer to Table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's level of community development lending. This table includes all CD loans, including multifamily loans that also qualify as CD loans. In addition, Table 5 includes geographic lending data on all multi-family loans, including those that also qualify as CD loans. Table 5 does not separately list CD loans, however.

Community development lending had a positive effect on the Lending Test conclusion. The bank made an adequate level of CD loans in the Corpus Christi AA during the evaluation periods. During the 2010 – 2011 evaluation period, American originated two loans totaling \$615 thousand that qualify as CD. During the 2012 evaluation period, American originated three loans totaling \$903 thousand that qualify as CD. Community development lending included: loans for affordable housing, community service, and loans that revitalized low and moderate income geographies.

Product Innovation and Flexibility

American uses flexible lending practices to serve the credit needs of its AAs. The bank offers various flexible residential mortgage products through its secondary market mortgage program. American offers its various residential mortgage products at its five mortgage centers, which are located in bank branches. Various affordable housing program opportunities exist at the federal, state, county, and city level. These programs include: Texas Veterans Housing Assistance Programs; Veterans Administration loans, FHA loans, and the Corpus Christi Community Improvement Corp. Home Buyer Program.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited-scope reviews, the bank's performance under the lending test in the Austin and Victoria MSAs is not inconsistent with the bank's overall "Low Satisfactory" performance under the lending test. Refer to Tables 1 through 13 in appendix C for the facts and data that support these conclusions.

Austin MSA – Limited Scope

The 2010 – 2011 geographic distribution for small loans to businesses in low-income geographies was near to demographic benchmarks and considered good. The 2010-2011 geographic distribution for small loans to businesses in moderate-income geographies exceeded demographic benchmarks and considered excellent.

The 2010-2011 distribution of small loans to businesses with annual revenues of \$1 million or less is excellent with loans to these businesses exceeding the percentage of businesses with revenues of \$1 million or less. The 2012 distribution of small loans to business with annual revenues of \$1 million or less is good with loans to these businesses near to the percentage of businesses with revenues of \$1 million or less.

Home Mortgage

The 2010-2011 geographic distribution of home purchase loans in low-income and moderate-income geographies was very poor and poor, respectively. The 2012 distribution of home purchase loans in low-income and moderate income geographies was very poor and poor, respectively.

The 2010-2011 geographic distribution of home refinance loans in low-income and moderate-income geographies was very poor and poor, respectively. The 2012 distribution of home refinance loans in low-income and moderate-income geographies was very poor and poor, respectively.

The 2010-2011 borrower distribution of home purchase loans to low-income and moderate income families was very poor and good, respectively. The 2012 borrower distribution of home purchase loans to low-income and moderate-income families was poor and adequate, respectively.

The 2010-2011 borrower distribution of home refinance loans to low-income and moderate-income families was very poor and poor, respectively. The 2012 borrower distribution of home refinance loans to low-income and moderate-income families was very poor and poor, respectively.

The volume of home improvement loans was too low to be meaningful.

Victoria MSA – Limited Scope

The 2010-2011 geographic distribution for small loans to businesses in low-income geographies is significantly lower than demographic benchmarks and considered very poor. The 2010-2011 geographic distribution for small loans to businesses in moderate-income geographies is lower than demographic benchmarks and considered poor. The 2012 geographic distribution for small loans to businesses in low-income geographies is significantly lower than demographic benchmarks and considered very poor. The 2012 geographic distribution for small loans to businesses in moderate-income geographies is lower than demographic benchmarks and considered poor.

The 2010-2011 distribution of small loans to businesses with annual revenues of \$1 million or less is somewhat lower than demographic benchmarks and considered adequate. However, the 2010-2011 distribution of small loans to businesses with annual revenues of \$1 million or less exceeds the market share and considered excellent. The 2012 distribution of small loans to business with annual revenues of \$1 million or less exceeds demographic benchmarks and is considered excellent.

The volume of home mortgage loans was too low to be meaningful.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the investment test is rated "Low Satisfactory". Based on full-scope reviews, the bank's performance in the Corpus Christi MSA AA is adequate.

Refer to Table 14 in appendix C for the facts and data used to evaluate the bank's level of qualified investments.

Qualifying investments are investments, deposits, membership shares, or grants that have as their primary purpose CD, as defined in the CRA regulation. American made investments, donations, and contributions that resulted in \$18.6 million in qualified investments during the current evaluation period. Existing prior period investments totaled an additional \$9.9 million. Eight percent (dollar amount) and seventy-two percent (by number) of current and prior period investments are within the Corpus Christi MSA AA. Ninety-one percent (by dollar amount) and eight percent (by number) of current and prior period investments are outside the AAs, but within the broader statewide or regional areas. American's qualifying investments demonstrate responsiveness to meeting identified credit and community development needs in the AAs of the bank. Specific examples of investments and donations include:

Investments:

- West Oso, Texas Independent School District Bonds (\$1.8 million- existing prior period investment). Over 50 percent of the school district is economically disadvantaged.

Donations:

American made \$574 thousand in donations or contributions to numerous organizations that provide services for and to low- and moderate-income individuals in the Corpus Christi AA. A few specific examples of donations include the following:

- *Christus Spohn Health System Foundation* – \$49 thousand: This donation is to fund the nursing staff that cares for low- and moderate-income patients.
- *Habitat for Humanity, Corpus Christi* – \$10 thousand. This donation was for general contractor sponsorship.
- *Del Mar College Foundation* – \$75 thousand: This nonprofit foundation provides scholarships to students based on financial need.
- *TAMUCC Endowed Scholarship in Mechanical Engineering* – \$50 thousand: This nonprofit foundation provides scholarships to students based on financial need.

Conclusions for Area Receiving Limited-Scope Reviews

Based on limited-scope reviews, the bank's overall performance under the Investment Test in the Austin MSA and the Victoria MSA AAs is weaker than the bank's overall "Low Satisfactory" performance. However, the performance is mitigated by the bank's limited presence in the Austin MSA and Victoria MSA AAs.

The June 30, 2012, Summary of Deposits for institutions reflects that the American branch located in the Austin MSA ranked 36th and had a deposit share of only 0.25 percent. The American branches located in the Victoria MSA rank seventh with a deposit share of 2.70 percent. Because of the nominal market share and/or presence and deposit base, minimal weight was given to the investment results in the limited-scope AAs.

Other Investments – Outside of AAs in the broader statewide and regional area

- *Blue Sage Capital S.B.I.C. Fund* – Bank made a \$1 million investment commitment (\$55 thousand funded) to this Austin based private capital fund. The fund is a licensed small business investment company and invests in companies located predominately in Texas and the Southwest.
- *Kingsville, TX Independent School District (ISD) Bonds* (\$1.1 million) – ISD located in a moderate-income area.
- *Harlandale, TX ISD Bonds* (\$1.9 million) – ISD located in a moderate-income area.
- *Irving, TX ISD Bonds* (\$9.2 million) – ISD located in a moderate-income area.

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Service Test is rated "High Satisfactory." Based on a full-scope review, the bank's performance in the Corpus Christi MSA AA is good.

Retail Banking Services

Refer to Table 15 in Appendix C for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

American's delivery systems provide reasonable access to geographies and individuals of different income levels in the Corpus Christi MSA AA. The bank operates eight branch offices and sixteen ATMs (including eight remote ATMs) in the AA. Six of the eight offices are located in Corpus Christi, one is located in Port Aransas, and one is located in Rockport. All banking offices are located on major thoroughfares. The remote ATMs are located in public places such as hospitals and grocery stores. In 2012, the bank closed one branch office in the Corpus Christi MSA (Calallen), which was located in an upper-income CT. In 2012, the bank opened one new branch in the Austin MSA, which is located in an upper-income CT. The closing and opening of these branches has not adversely affected the accessibility of Americans delivery system.

The bank offers traditional banking services at all branch locations and provides mortgage lending services at Mortgage Centers located at five of its branches in the Corpus Christi MSA. The bank also provides for non-bank services such as investment services (Caranchua and South branches) and trust/asset management (Shoreline branch).

The main banking office (Carancahua) and one branch (Shoreline) are located in a low-income CT. These two offices are adjacent to two other low-income CTs and one moderate-income CT. The South office is located in a middle-income tract; however, it is adjacent to two moderate-income CTs. Three of the remote ATMs are located in low-income CTs and one remote ATM is in a moderate-income CT. The geographic distribution of branches and ATMs in low- and moderate-income census tracts compares favorably to the demographics of the Corpus Christi AA.

Banking hours are consistent throughout the AA. All offices are open at least from 9:00 a.m. to 4:00 p.m., with six offices open until 5:00 p.m. on Fridays. Mini-bank and Motor bank locations are open at least from 8:00 a.m. to 6:00 p.m. with some locations open as early as 7:00 a.m. Monday through Friday. All offices, except the two downtown locations, are open on Saturday from 9:00 a.m. to 1:00 p.m.

Alternative delivery systems are reasonably effective in providing banking services to low- and moderate-income individuals. The bank's website offers limited on-line services (commercial as well as consumer) that include bill pay, consumer loan applications, and account transfers. American also offers free 24-hour telephone banking service (with a Spanish language option), which provides the ability to transfer funds as well as check account balances.

American makes banking services generally available similar to many of its competitors, closing on traditional bank holidays.

Community Development Services

American has demonstrated good performance in providing CD services to the Corpus Christi AA based on the number of organizations it has served and the impact of these organizations on identified CD needs in the community. CD services indicate responsiveness in meeting community needs. Specific examples where American provided financially related educational or technical assistance include, but are not limited to, the following organizations:

- *Junior Achievement of South Texas* – This nonprofit organization provides business and economic education to young people in area schools.
- *Corpus Christi Improvement Corporation* – City of Corpus Christi program that offers grants to low- and moderate-income individuals for home improvements. American reviews loan applications received through this program for potential lending opportunities.
- *Westside Business Association* – Organization promotes educational and financial opportunities to improve businesses in low- and moderate-income geographies.

- *Corpus Christi Community Development Corp.* – American Bank host workshops for members of this agency to discuss affordable housing.
- *Corpus Christi Association of Realtors* – An American bank officer is on the Housing Opportunity Committee of this organization that promotes affordable housing opportunities.

In addition to the above CD services, American has a full-time Mortgage Loan Officer responsible for mortgage lending development. This officer's primary focus is affordable housing programs and assisting low- and moderate-income borrowers.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited-scope reviews, the bank's performance in the Austin MSA and the Victoria MSA AAs is not inconsistent with the bank's overall "High Satisfactory" performance under the Service Test. The bank's performance in these AAs is limited by the small number of offices located in the Austin MSA and the Victoria AAs. Refer to Table 15 in Appendix C for the facts and data that support these conclusions.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive examination review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

Time Period Reviewed	Lending Test (excludes CD Loans): 1/01/10 to 12/31/12 Investment and Service Tests and CD Loans: 9/21/10 to 9/16/13	
Financial Institution	Products Reviewed	
American Bank, National Association (American) Corpus Christi, Texas	Small Business Loans Home Mortgage Loans Community Development Loans Community Development Investments Community Development Services	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None		
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
Corpus Christi MSA Austin MSA Victoria MSA	Full-Scope Limited-Scope Limited Scope	MSA #18580 MSA #12420 MSA #47020

Appendix B: Market Profiles for Full-Scope Areas

Corpus Christi MSA – American (2000 Census Data)

Demographic Information for Full Scope Area: Corpus Christi MSA - American						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	83	9.64	22.89	40.96	26.51	0.00
Population by Geography	403,280	5.95	26.89	41.64	25.52	0.00
Owner-Occupied Housing by Geography	89,618	3.53	23.89	43.52	29.06	0.00
Business by Geography	40,768	9.00	20.22	40.41	30.37	0.00
Farms by Geography	1,253	4.47	14.92	48.20	32.40	0.00
Family Distribution by Income Level	103,761	22.82	16.99	19.76	40.43	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	41,307	9.77	36.64	39.85	13.74	0.00
Median Family Income HUD Adjusted Median Family Income for 2011 Households Below Poverty Level		40,551 53,500 17%	Median Housing Value Unemployment Rate (2000 US Census)	69,949 3.34%		

(*) The NA category consists of geographies that have not been assigned an income classification.

Source: 2000 US Census and 2011 HUD updated MFI

Corpus Christi MSA – American (2010 Census Data)

Demographic Information for Full Scope Area: Corpus Christi MSA - American						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	102	8.82	23.53	37.25	28.43	1.96
Population by Geography	428,185	9.61	22.11	40.27	27.72	0.30
Owner-Occupied Housing by Geography	96,990	6.35	19.08	42.43	32.13	0.00
Business by Geography	38,877	13.95	17.23	39.36	29.32	0.14
Farms by Geography	1,237	6.79	13.26	46.89	32.98	0.08
Family Distribution by Income Level	106,714	24.55	16.34	17.84	41.27	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	43,634	15.37	29.96	40.71	13.89	0.07
Median Family Income HUD Adjusted Median Family Income for 2011 Households Below Poverty Level		52,664 53,500 17%	Median Housing Value Unemployment Rate (2010 US Census)	114,368 3.66%		

(*) The NA category consists of geographies that have not been assigned an income classification.

Source: 2010 US Census and 2011 HUD updated MFI

The Corpus Christi MSA (Full-scope-exam) is comprised of three counties – Nueces County, Aransas County, and San Patricio County. The AA includes 102 tracts with 9 designated low-income, 24 designated moderate-income, 38 designated middle-income, and 29 designated upper-income. Two CTs have not been assigned an income classification.

The Corpus Christi MSA represents 62 percent of the bank's branch network, 87 percent of the bank's deposit base, and 78 percent of the bank's reportable loan volume.

Major sectors of the economy include government (Corpus Christi Army Depot, Naval Air Station, City of Corpus Christi), health care (Christus Spohn Health System, Driscoll Children's Hospital), oil refining (Valero), education (Del Mar College), retail businesses (HEB Grocery), and tourism.

American operates 13 full service branches and 21 ATMs. Eight branches and 16 ATMs are located in the Corpus Christi MSA. The distribution of the branches and ATMs in the Corpus Christi MSA are as follows:

- low-income census tracts - two branches and five ATMs;
- moderate-income tracts - no branches and one ATM;
- middle-income tracts - five branches and eleven ATMs; and
- upper-income tracts - two branches and four ATMs.

According to 2000 U.S. Census Bureau Data, population in the AA totals more than 403 thousand. Of the total population, 23 percent are low-income families, 17 percent moderate-income families, 20 percent middle-income families, and 40 percent upper-income families. Approximately 17 percent of the families in the population had income below the poverty level.

According to the 2010 U.S. Census Bureau Data, population in the AA totals more than 428 thousand. Of the total population, 25 percent are low-income families, 16 percent moderate-income families, 18 percent middle-income families, and 41 percent upper-income families. Approximately 17 percent of the families in the population had income below the poverty level.

The tables above provide basic demographic information based on the income level of the census tracts and families within the Corpus Christi MSA AA per the 2000 and 2010 U.S. Census Bureau Data.

The June 30, 2012 Summary of Deposits report from the FDIC shows that American ranks second in the AA with 17.62 percent of the deposit market share out of 17 institutions in the market. Based on 2012 small business data, the 7.37 percent market share (by number) American ranked third of 62 lenders that originate loans to small businesses. American ranked second based on its 21.79 percent market share (based on dollar amount).

Based on 2011 Peer mortgage data (USPR), American ranked sixth in home purchase mortgage products, with an overall market share of 3.09 percent (by number of loans) and fifth by dollar amount with a 3.71 percent market share.

Local banking competition is aggressive and includes affiliates of large national banking companies, regional banks, community banks, credit unions, mortgage companies, and non-bank financial service providers.

Contact was made with one community organization in the Corpus Christi MSA that administers federally funded and locally funded housing programs for low-income households. Specifically identified credit needs include affordable mortgages for low- and moderate-income homebuyers. The contact indicates that banks could play a role in helping to meet the need for affordable rental housing. The contact indicated that a few area banks and mortgage companies process the majority of loans. They also stated that the qualifying requirements are much more stringent than they were several years ago.

Appendix C: Tables of Performance Data

Content of Standardized Tables

References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the lending test tables, the following are applicable: (1) purchased loans are treated as originations/purchases and market share is the number of loans originated and purchased by the bank as a percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area; (2) Partially geocoded loans (loans where no census tract is provided) cannot be broken down by income geographies and, therefore, are only reflected in the Total Loans in Core Tables 2 through 7 and part of Table 13; and (3) Partially geocoded loans are included in the Total Loans and % Bank Loans Column in Core Tables 8 through 12 and part of Table 13. Tables without data are not included in this Performance Evaluation.

The following is a listing and brief description of the tables:

- Table 1. Lending Volume** - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank’s assessment area may receive positive CRA consideration. See Interagency Q&As __.12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.
- Table 1. Other Products** - Presents the number and dollar amount of any unreported category of loans originated and purchased by the bank over the evaluation period by MA/assessment area. Examples include consumer loans or other data that a bank may provide, at its option, concerning its lending performance. This is a two-page table that lists specific categories.
- Table 2. Geographic Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.
- Table 3. Geographic Distribution of Home Improvement Loans** - See Table 2.
- Table 4. Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.
- Table 5. Geographic Distribution of Multifamily Loans** - Compares the percentage distribution of the number of multifamily loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of multifamily housing units throughout those geographies. The table

also presents market share information based on the most recent aggregate market data available.

- Table 6. Geographic Distribution of Small Loans to Businesses** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 7. Geographic Distribution of Small Loans to Farms** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 8. Borrower Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.
- Table 9. Borrower Distribution of Home Improvement Loans** - See Table 8.
- Table 10. Borrower Distribution of Refinance Loans** - See Table 8.
- Table 11. Borrower Distribution of Small Loans to Businesses** - Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.
- Table 12. Borrower Distribution of Small Loans to Farms** - Compares the percentage distribution of the number of small loans (less than or equal to \$500,000) originated and purchased by the bank to farms with revenues of \$1 million or less to the percentage distribution of farms with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the farm.

Market share information is presented based on the most recent aggregate market data available.

Table 13. Geographic and Borrower Distribution of Consumer Loans (OPTIONAL) - For geographic distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households within each geography. For borrower distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage of households by income level in each MA/assessment area.

Table 14. Qualified Investments - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area. See Interagency Q&As __.12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

Table 1. Lending Volume

LENDING VOLUME												
Geography: TEXAS												
Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011												
Assessment Area (2011):	% of Rated Area Loans (#) in MA/AA*	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)	
Full Review:												
Corpus Christi MSA - American	79.50	679	114,337	684	77,441	8	946	2	615	1,373	193,339	85.04
Limited Review:												
Austin TX MSA – American	12.28	63	15,542	148	18,603	0	0	1	1,160	212	35,305	9.07
Victoria TX MSA - American	8.22	14	1,604	49	3,561	79	3,624	0	0	142	8,789	5.89

* Loan Data as of December 31, 2011. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Community Development Loans is from January 01, 2012 to December 31, 2012.

*** Deposit Data as of June 30, 2011. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 1. Lending Volume

LENDING VOLUME												
Geography: TEXAS												
Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012												
Assessment Area (2011):	% of Rated Area Loans (#) in MA/AA*	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	
Full Review:												
Corpus Christi MSA - American	78.36	276	47,090	437	59,157	1	200	3	903	717	107,350	87.10
Limited Review:												
Austin TX MSA - American	12.68	45	10,249	69	10,229	2	20	0	0	116	20,498	6.92
Victoria TX MSA - American	8.96	7	605	33	2,914	42	1,382	0	0	82	4,901	5.98

* Loan Data as of December 31, 2012. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Community Development Loans is from January 01, 2012 to September 16, 2013.

*** Deposit Data as of June 30, 2012. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE		Geography: TEXAS				Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011						Market Share (%) by Geography [*]				
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Over all	Low	Mod	Mid	Upp	
	#	% of Total ^{**}	% Owner Occ Units ^{***}	% BANK Loans ^{****}	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	430	92.47	3.53	0.47	23.89	2.79	43.52	36.98	29.06	59.77	3.66	2.13	1.36	3.88	3.90	
Limited Review:																
Austin TX MSA - American	27	5.81	2.79	0.00	18.90	3.70	42.63	40.74	35.68	55.56	0.02	0.00	0.00	0.02	0.03	
Victoria TX MSA - American	8	1.72	1.51	0.00	19.84	0.00	54.88	75.00	23.77	25.00	0.15	0.00	0.00	0.30	0.00	

^{*} Based on 2011 Peer Mortgage Data (USPR)

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

^{***} Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

^{****} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE		Geography: TEXAS				Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012						Market Share (%) by Geography [*]				
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Over all	Low	Mod	Mid	Upp	
	#	% of Total ^{**}	% Owner Occ Units ^{***}	% BANK Loans ^{****}	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	157	89.20	6.35	0.64	19.08	3.18	42.43	32.48	32.13	63.69	0.00	0.00	0.00	0.00	0.00	
Limited Review:																
Austin TX MSA - American	18	10.23	4.29	0.00	18.40	5.56	38.85	16.67	38.45	77.78	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	1	0.57	2.60	0.00	15.02	0.00	55.20	100.00	27.18	0.00	0.00	0.00	0.00	0.00	0.00	

^{*} The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

^{***} Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

^{****} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT		Geography: TEXAS				Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011					Market Share (%) by Geography [*]				
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp
	#	% of Total ^{**}	% Owner Occ Units ^{***}	% BANK Loans ^{****}	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans					
Full Review:															
Corpus Christi MSA - American	62	84.93	3.53	0.00	23.89	8.06	43.52	35.48	29.06	56.45	6.28	0.00	1.61	4.55	10.39
Limited Review:															
Austin TX MSA - American	8	10.96	2.79	0.00	18.90	0.00	42.63	0.00	35.68	100.00	0.26	0.00	0.00	0.00	0.62
Victoria TX MSA - American	3	4.11	1.51	0.00	19.84	0.00	54.88	100.00	23.77	0.00	1.57	0.00	0.00	3.03	0.00

^{*} Based on 2011 Peer Mortgage Data (USPR)

^{**} Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

^{***} Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

^{****} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT		Geography: TEXAS				Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012					Market Share (%) by Geography*				
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans					
Full Review:															
Corpus Christi MSA - American	27	75.00	6.35	0.00	19.08	3.70	42.43	33.33	32.13	62.96	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Austin TX MSA - American	4	11.11	4.29	0.00	18.40	25.00	38.85	25.00	38.45	50.00	0.00	0.00	0.00	0.00	0.00
Victoria TX MSA - American	5	13.89	2.60	0.00	15.02	0.00	55.20	20.00	27.18	80.00	0.00	0.00	0.00	0.00	0.00

* The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE		Geography: TEXAS					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011					Market Share (%) by Geography [*]				
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total ^{**}	% Owner Occ Units ^{***}	% BANK Loans ^{****}	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	186	85.71	3.53	0.54	23.89	2.69	43.52	33.33	29.06	63.44	2.05	0.00	0.00	1.52	2.78	
Limited Review:																
Austin TX MSA - American	28	12.90	2.79	0.00	18.90	3.57	42.63	17.86	35.68	78.57	0.03	0.00	0.00	0.03	0.04	
Victoria TX MSA - American	3	1.38	1.51	0.00	19.84	0.00	54.88	66.67	23.77	33.33	0.24	0.00	0.00	0.25	0.29	

^{*} Based on 2011 Peer Mortgage Data (USPR)

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

^{****} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE			Geography: TEXAS				Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012					Market Share (%) by Geography [*]				
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total ^{**}	% Owner Occ Units ^{***}	% BANK Loans ^{****}	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	92	79.31	6.35	0.00	19.08	2.17	42.43	34.78	32.13	63.04	0.00	0.00	0.00	0.00	0.00	
Limited Review:																
Austin TX MSA - American	23	19.83	4.29	0.00	18.40	4.35	38.85	17.39	38.45	78.26	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	1	0.86	2.60	0.00	15.02	0.00	55.20	100.00	27.18	0.00	0.00	0.00	0.00	0.00	0.00	

^{*} The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

^{****} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY															Geography: TEXAS					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011				
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography [*]													
	#	% of Total ^{**}	% of MF Units ^{***}	% BANK Loans ^{****}	% MF Units ^{***}	% BANK Loans	% MF Units ^{***}	% BANK Loans	% MF Units ^{***}	% BANK Loans	Overall	Low	Mod	Mid	Upp									
Full Review:																								
Corpus Christi MSA - American	1	100.00	7.25	0.00	14.32	100.00	46.80	0.00	31.63	0.00	0.00	0.00	0.00	0.00	0.00									
Limited Review:																								
Austin TX MSA - American	0	0.00	18.86	0.00	30.99	0.00	35.24	0.00	14.91	0.00	0.00	0.00	0.00	0.00	0.00									
Victoria TX MSA - American	0	0.00	1.83	0.00	33.30	0.00	43.24	0.00	21.62	0.00	0.00	0.00	0.00	0.00	0.00									

^{*} Based on 2011 Peer Mortgage Data (USPR)

^{**} Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

^{***} Percentage of Multi Family Units is the number of multi family units in a particular geography divided by the number of multifamily housing units in the area based on 2000 Census information.

^{****} Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY															Geography: TEXAS					Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012				
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography [*]													
	#	% of Total ^{**}	% of MF Units ^{***}	% BANK Loans ^{****}	% MF Units ^{***}	% BANK Loans	% MF Units ^{***}	% BANK Loans	% MF Units ^{***}	% BANK Loans	Overall	Low	Mod	Mid	Upp									
Full Review:																								
Corpus Christi MSA - American	0	0.00	10.77	0.00	9.86	0.00	41.73	0.00	37.64	0.00	0.00	0.00	0.00	0.00	0.00									
Limited Review:																								
Austin TX MSA - American	0	0.00	23.09	0.00	28.00	0.00	27.97	0.00	20.94	0.00	0.00	0.00	0.00	0.00	0.00									
Victoria TX MSA - American	0	0.00	2.09	0.00	31.54	0.00	49.99	0.00	16.38	0.00	0.00	0.00	0.00	0.00	0.00									

^{*} The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

^{**} Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

^{***} Percentage of Multi Family Units is the number of multi family units in a particular geography divided by the number of multifamily housing units in the area based on 2010 Census information.

^{****} Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES		Geography: TEXAS					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011					Market Share (%) by Geography*				
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	684	77.64	9.00	19.88	20.22	22.37	40.41	38.89	30.37	18.86	8.10	12.95	9.46	8.73	5.08	
Limited Review:																
Austin TX MSA - American	148	16.80	3.75	3.38	15.81	16.89	38.77	31.08	41.62	48.65	0.25	0.38	0.25	0.25	0.26	
Victoria TX MSA - American	49	5.56	0.89	0.00	25.42	12.24	48.76	69.39	24.94	18.37	1.27	0.00	0.47	1.93	1.06	

* Based on 2011 Peer Small Business Data -- US and PR

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2011).

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES		Geography: TEXAS					Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012					Market Share (%) by Geography*				
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% of Business S***	% BANK Loans	% of Business S***	% BANK Loans	% of Business S***	% BANK Loans	% of Business S***	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	437	81.08	13.95	32.72	17.23	16.48	39.36	29.98	29.32	20.82	0.00	0.00	0.00	0.00	0.00	
Limited Review:																
Austin TX MSA - American	69	12.80	6.15	7.25	17.89	13.04	31.58	15.94	44.32	63.77	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	33	6.12	2.31	0.00	18.28	3.03	53.63	48.48	25.66	48.48	0.00	0.00	0.00	0.00	0.00	

* The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2012).

Table 7. Geographic Distribution of Small Loans to Farms

Geographic Distribution: SMALL LOANS TO FARMS		Geography: TEXAS					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011					Market Share (%) by Geography*				
Assessment Area:	Total Small Farm Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	8	9.20	4.47	0.00	14.92	50.00	48.20	0.00	32.40	50.00	3.31	0.00	4.35	0.00	10.00	
Limited Review:																
Austin TX MSA - American	0	0.00	1.92	0.00	17.44	0.00	46.29	0.00	34.34	0.00	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	79	90.80	0.36	0.00	10.16	0.00	68.42	96.20	21.05	3.80	20.49	0.00	0.00	24.75	2.50	

* Based on 2011 Peer Small Business Data -- US and PR

** Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2011).

Table 7. Geographic Distribution of Small Loans to Farms

Geographic Distribution: SMALL LOANS TO FARMS		Geography: TEXAS					Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012					Market Share (%) by Geography*				
Assessment Area:	Total Small Farm Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans						
Full Review:																
Corpus Christi MSA - American	1	2.22	6.79	100.00	13.26	0.00	46.89	0.00	32.98	0.00	0.00	0.00	0.00	0.00	0.00	
Limited Review:																
Austin TX MSA - American	2	4.44	3.86	0.00	21.01	100.00	39.56	0.00	35.55	0.00	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	42	93.33	0.55	0.00	6.99	0.00	62.50	69.05	29.96	30.95	0.00	0.00	0.00	0.00	0.00	

* The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

** Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

*** Source Data - Dun and Bradstreet (2012).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE		Geography: TEXAS					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011					Market Share [*]				
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp	
	#	% of Total ^{**}	% Families [†]	% BANK Loans ^{****}	% Families ¹	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}						
Full Review:																
Corpus Christi MSA - American	430	92.47	22.82	2.35	16.99	9.41	19.76	16.71	40.43	71.53	4.29	1.38	2.56	3.21	5.36	
Limited Review:																
Austin TX MSA - American	27	5.81	19.76	0.00	18.30	14.81	22.76	18.52	39.17	66.67	0.02	0.00	0.03	0.01	0.02	
Victoria TX MSA - American	8	1.72	21.10	0.00	17.47	12.50	20.57	25.00	40.86	62.50	0.17	0.00	0.51	0.00	0.16	

^{*} Based on 2011 Peer Mortgage Data (USPR)

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

[†] Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 1.1% of loans originated and purchased by bank.

¹ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE		Geography: TEXAS					Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012					Market Share [*]				
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp	
	#	% of Total ^{**}	% Families [†]	% BANK Loans ^{****}	% Families [‡]	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}						
Full Review:																
Corpus Christi MSA - American	157	89.20	24.55	0.65	16.34	7.14	17.84	19.48	41.27	72.73	0.00	0.00	0.00	0.00	0.00	
Limited Review:																
Austin TX MSA - American	18	10.23	21.62	5.56	17.43	11.11	19.95	27.78	41.00	55.56	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	1	0.57	22.94	0.00	15.89	0.00	19.48	100.00	41.69	0.00	0.00	0.00	0.00	0.00	0.00	

^{*} The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

[†] Percentage of Families is based on the 2010 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 1.7% of loans originated and purchased by bank.

[‡] Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT		Geography: TEXAS					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011					Market Share*				
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% Families**	% BANK Loans****	% Families ³	% BANK Loans****	% Families***	% BANK Loans****	% Families***	% BANK Loans****						
Full Review:																
Corpus Christi MSA - American	62	84.93	22.82	5.77	16.99	3.85	19.76	13.46	40.43	76.92	6.17	0.00	2.27	4.44	7.96	
Limited Review:																
Austin TX MSA - American	8	10.96	19.76	0.00	18.30	0.00	22.76	14.29	39.17	85.71	0.27	0.00	0.00	0.23	0.43	
Victoria TX MSA - American	3	4.11	21.10	0.00	17.47	0.00	20.57	0.00	40.86	100.00	1.69	0.00	0.00	0.00	2.94	

* Based on 2011 Peer Mortgage Data (USPR)

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2000 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 15.1% of loans originated and purchased by bank.

³ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT		Geography: TEXAS					Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012					Market Share*				
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% Families**	% BANK Loans****	% Families ⁴	% BANK Loans****	% Families***	% BANK Loans****	% Families***	% BANK Loans****						
Full Review:																
Corpus Christi MSA - American	27	75.00	24.55	0.00	16.34	8.00	17.84	4.00	41.27	88.00	0.00	0.00	0.00	0.00	0.00	
Limited Review:																
Austin TX MSA - American	4	11.11	21.62	0.00	17.43	0.00	19.95	0.00	41.00	100.00	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	5	13.89	22.94	0.00	15.89	25.00	19.48	0.00	41.69	75.00	0.00	0.00	0.00	0.00	0.00	

* The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Families is based on the 2010 Census information.

**** As a percentage of loans with borrower income information available. No information was available for 8.3% of loans originated and purchased by bank.

⁴ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE															Geography: TEXAS					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011				
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share [*]													
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{****}	% Families ⁵	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	Overall	Low	Mod	Mid	Upp									
Full Review:																								
Corpus Christi MSA - American	186	85.71	22.82	1.69	16.99	1.13	19.76	10.17	40.43	87.01	2.59	1.23	0.00	1.56	3.29									
Limited Review:																								
Austin TX MSA - American	28	12.90	19.76	0.00	18.30	7.14	22.76	10.71	39.17	82.14	0.03	0.00	0.00	0.01	0.05									
Victoria TX MSA - American	3	1.38	21.10	0.00	17.47	0.00	20.57	0.00	40.86	100.00	0.30	0.00	0.00	0.00	0.44									

^{*} Based on 2011 Peer Mortgage Data (USPR)

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 4.1% of loans originated and purchased by bank.

⁵ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE		Geography: TEXAS					Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012					Market Share [*]				
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp	
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{****}	% Families ⁶	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}						
Full Review:																
Corpus Christi MSA - American	92	79.31	24.55	1.11	16.34	12.22	17.84	6.67	41.27	80.00	0.00	0.00	0.00	0.00	0.00	
Limited Review:																
Austin TX MSA - American	23	19.83	21.62	0.00	17.43	8.70	19.95	17.39	41.00	73.91	0.00	0.00	0.00	0.00	0.00	
Victoria TX MSA - American	1	0.86	22.94	0.00	15.89	0.00	19.48	0.00	41.69	100.00	0.00	0.00	0.00	0.00	0.00	

^{*} The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2010 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 1.7% of loans originated and purchased by bank.

⁶ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: TEXAS			Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011				
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share [*]	
	#	% of Total ^{**}	% of Businesses ^{***}	% BANK Loans ^{****}	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
Full Review:									
Corpus Christi MSA - American	684	77.64	65.11	46.49	73.39	16.23	10.38	8.10	8.76
Limited Review:									
Austin TX MSA - American	148	16.80	66.32	68.24	70.27	16.89	12.84	0.25	0.41
Victoria TX MSA - American	49	5.56	66.73	38.78	79.59	14.29	6.12	1.27	1.31

^{*} Based on 2011 Peer Small Business Data -- US and PR

^{**} Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

^{***} Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2011).

^{****} Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 16.23% of small loans to businesses originated and purchased by the bank.

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: TEXAS			Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012				
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share [*]	
	#	% of Total ^{**}	% of Businesses ^{***}	% BANK Loans ^{****}	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
Full Review:									
Corpus Christi MSA - American	437	81.08	69.53	47.14	70.71	15.33	13.96	0.00	0.00
Limited Review:									
Austin TX MSA - American	69	12.80	70.78	63.77	63.77	21.74	14.49	0.00	0.00
Victoria TX MSA - American	33	6.12	70.50	75.76	78.79	15.15	6.06	0.00	0.00

^{*} The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

^{**} Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

^{***} Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2012).

^{****} Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 15.77% of small loans to businesses originated and purchased by the bank.

Table 12. Borrower Distribution of Small Loans to Farms

Borrower Distribution: SMALL LOANS TO FARMS		Geography: TEXAS			Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011				
Assessment Area:	Total Small Loans to Farms		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Market Share [*]	
	#	% of Total ^{**}	% of Farms ^{***}	% BANK Loans ^{****}	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$500,000	All	Rev\$ 1 Million or Less
Full Review:									
Corpus Christi MSA - American	8	9.20	97.77	25.00	62.50	12.50	25.00	3.31	2.11
Limited Review:									
Austin TX MSA - American	0	0.00	97.67	0.00	0.00	0.00	0.00	0.00	0.00
Victoria TX MSA - American	79	90.80	98.73	67.09	89.87	7.59	2.53	20.49	23.53

^{*} Based on 2011 Peer Small Business Data -- US and PR

^{**} Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

^{***} Farms with revenues of \$1 million or less as a percentage of all farms (Source D&B - 2011).

^{****} Small loans to farms with revenues of \$1 million or less as a percentage of all loans reported as small loans to farms. No information was available for 32.18% of small loans to farms originated and purchased by the bank.

Table 12. Borrower Distribution of Small Loans to Farms

Borrower Distribution: SMALL LOANS TO FARMS		Geography: TEXAS			Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012				
Assessment Area:	Total Small Loans to Farms		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Market Share [*]	
	#	% of Total ^{**}	% of Farms ^{***}	% BANK Loans ^{****}	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$500,000	All	Rev\$ 1 Million or Less
Full Review:									
Corpus Christi MSA - American	1	2.22	97.49	0.00	0.00	100.00	0.00	0.00	0.00
Limited Review:									
Austin TX MSA - American	2	4.44	97.74	100.00	100.00	0.00	0.00	0.00	0.00
Victoria TX MSA - American	42	93.33	99.08	83.33	95.24	4.76	0.00	0.00	0.00

^{*} The evaluation period for Optional Product Line(s) is from January 01, 2012 to December 31, 2012.

^{**} Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

^{***} Farms with revenues of \$1 million or less as a percentage of all farms (Source D&B - 2012).

^{****} Small loans to farms with revenues of \$1 million or less as a percentage of all loans reported as small loans to farms. No information was available for 13.33% of small loans to farms originated and purchased by the bank.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS									
Geography: TEXAS									
Evaluation Period: SEPTEMBER 21, 2010 TO SEPTEMBER 16, 2013									
Assessment Area:	Prior Period Investments [*]		Current Period Investments		Total Investments			Unfunded Commitments ^{**}	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
Full Review:									
Corpus Christi MSA – American	13	3,446	260	574	273	4,020	14.06	0	0
Limited Review:									
Austin TX MSA - American	0	0	50	93	50	93	0.33	0	0
Victoria TX MSA - American	0	0	24	9	24	9	0.03	0	0
Outside of MA/AA's	13	6,542	12	17,932	25	24,474	85.58	1	995
Totals	26	9,988	346	18,608	372	28,596	100.00	1	995

^{*} 'Prior Period Investments' means investments made in a previous period that are outstanding as of the examination date.

^{**} 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS				Geography: TEXAS				Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011									
MA/Assessment Area:	Deposits	Branches						Branch Openings/Closings				Population					
	% of Rated Area Deposits in AA	# of BANK Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Corpus Christi MSA - American	85.04	9	69.24	22.22	0.00	33.33	44.45	0	0	0	0	0	0	5.95	26.89	41.64	25.52
Limited Review:																	
Austin TX MSA - American	9.07	2	15.38	0.00	0.00	0.00	100.00	0	0	0	0	0	0	8.31	25.66	39.38	26.46
Victoria TX MSA - American	5.89	2	15.38	0.00	0.00	100.00	0.00	0	0	0	0	0	0	1.88	25.41	51.40	21.31

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS				Geography: TEXAS				Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012									
MA/Assessment Area:	Deposits	Branches						Branch Openings/Closings				Population					
	% of Rated Area Deposits in AA	# of BANK Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Corpus Christi MSA - American	87.10	8	61.54	25.00	0.00	50.00	25.00	0	1	0	0	0	-1	9.61	22.11	40.27	27.72
Limited Review:																	
Austin TX MSA - American	6.92	3	23.08	0.00	0.00	0.00	100.00	1	0	0	0	0	+1	10.74	23.88	34.83	30.41
Victoria TX MSA - American	5.98	2	15.38	0.00	0.00	50.00	50.00	0	0	0	0	0	0	3.78	20.87	53.62	21.73

Distribution of Branch and ATM Delivery System

Distribution of Branch and ATM Delivery System		Geography: TEXAS						Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011									
MA/Assessment Area:	Deposits	Branches						ATMs				Population					
	% of Total Bank Deposits	# of Bank Branches	% of Total Bank Branches	Location of Branches by Income of Geographies (%)				#of Bank ATMs	% of Total Bank ATMs	Location of ATMs by Income of Geographies				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Corpus Christi MSA - American	85.04	9	69.24	22.22		33.33	44.45	17	80.95	17.65	17.65	35.29	29.41	5.95	26.89	41.64	25.52
Limited Review:																	
Austin TX MSA - American	9.07	2	15.38	0	0	0	100.00	2	9.52	0	0	0	100.00	8.31	25.66	39.38	26.46
Victoria TX MSA - American	5.89	2	15.38	0	0	100.00	0	2	9.52	0	0	100.00	0	1.88	25.41	51.40	21.31

Distribution of Branch and ATM Delivery System

Distribution of Branch and ATM Delivery System		Geography: TEXAS						Evaluation Period: JANUARY 1, 2012 TO DECEMBER 31, 2012									
MA/Assessment Area:	Deposits	Branches						ATMs				Population					
	% of Total Bank Deposits	# of Bank Branches	% of Total Bank Branches	Location of Branches by Income of Geographies (%)				#of Bank ATMs	% of Total Bank ATMs	Location of ATMs by Income of Geographies				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Corpus Christi MSA - American	87.10	8	61.54	25	0	50	25	16	76.19	31.25	6.25	37.50	25.00	9.61	22.11	40.27	27.72
Limited Review:																	
Austin TX MSA - American	6.92	3	23.08	0	0	0	100.00	3	14.29	0	0	0	100.00	10.74	23.88	34.83	30.41
Victoria TX MSA - American	5.98	2	15.38	0	0	50.00	50.00	2	9.52	0	0	50.00	50.00	3.78	20.87	53.62	21.73