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(Requestor's Name)

(Address)

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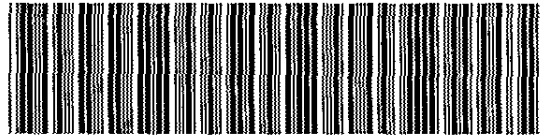
(Business Entity Name)

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

04 APR -8 PM 12:48

RECEIVED

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

04 APR -8 AM 10:30

FILED

[Handwritten signature]



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 553879 4344517

AUTHORIZATION :

COST LIMIT :

Patricia Pizito
\$ ~~475.00~~

FILED
04 APR -8 AM 10:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : April 7, 2004

ORDER TIME : 10:30 AM

253

ORDER NO. : 553879-010

CUSTOMER NO: 4344517

CUSTOMER: Kathy Snyder
Centex Corporation

Po Box 19000

Dallas, TX 75219-9000

DOMESTIC FILING

NAME: TBG MORTGAGE, LTD.

EFFECTIVE DATE:

 ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 2914

EXAMINER'S INITIALS: _____

**CERTIFICATE OF LIMITED
PARTNERSHIP OF
TBG MORTGAGE, LTD.**

The undersigned desiring to form a limited partnership pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act, hereby states the following:

1. Name of Limited Partnership. The name of the limited partnership is:

TBG MORTGAGE, LTD. (the "Partnership")

2. Business Address of the Limited Partnership. The office address of the Partnership is located at:

300 Avenue of the Champions, Suite 160
Palm Beach Gardens, Florida 33418

3. Registered Agent and Office. The name and address of the registered agent of the Partnership for service of process pursuant to Section 620.105, Florida Statutes, are:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

4. Name and Address of the General Partner. The name and address of the sole general partner of the Partnership is:

CTX Mortgage Venture, LLC
2828 North Harwood
Dallas, Texas 75201

m01000602724

5. Mailing Address of the Partnership. The mailing address of the Partnership is:

TBG Mortgage, Ltd.
300 Avenue of the Champions, Suite 160
Palm Beach Gardens, Florida 33418

6. Dissolution of the Partnership. The latest date upon which the Partnership is to dissolve is ten years from the filing hereof.


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TALLAHASSEE, FLORIDA

The execution of this Certificate of Limited Partnership by the undersigned sole General Partner of the Partnership constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Limited Partnership this 1st day of April, 2004.

CTX MORTGAGE VENTURES, LLC,
General Partner

By: (

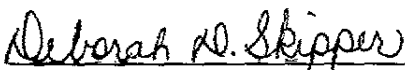

Todd Salmans

Vice President and Manager

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED PARTNERSHIP, AT THE PLACE DESIGNATED IN NUMBER 3 OF THIS CERTIFICATE OF LIMITED PARTNERSHIP, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS/HER DUTIES.

Dated this 8th day of April, 2004.



Deborah D. Skipper
Asst. V. Pres.

(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constitution all of the general partners of TBG MORTGAGE, LTD., a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partner is \$31, 493.70.

No additional limited partner contributions are anticipated.
Signed this 1st day of April, 2004.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

CTX MORTGAGE VENTURES, LLC

A handwritten signature in black ink, appearing to read 'Todd Salmans', is written over a horizontal line.

Todd Salmans
Vice President and Manager