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DOC. NO.

92018628

CONSENT TO PLATS, RESTRICTIVE COVENANTS
AND DEDICATIONS

STATE OF TEXAS §
COUNTY OF TRAVIS §

11:15 AM 7015

7.00 INDX
2 3 03/03/92

11:15 AM 7015

3.00 RECM
2 3 03/03/92
920186.28-DOC#

THIS CONSENT TO PLATS, RESTRICTIVE COVENANTS AND DEDICATIONS is executed by TEXAS COMMERCE BANK-AUSTIN, NATIONAL ASSOCIATION, a national banking association, whose address is 700 Lavaca, Austin, Texas 78701, acting herein by and through its duly authorized officer.

RECITALS:

TEXAS COMMERCE BANK-AUSTIN, NATIONAL ASSOCIATION, a national banking association ("Lienholder") is the legal and equitable owner and holder of the liens, security interests and assignments evidenced by the following documents: (i) Deed of Trust and Security Agreement dated effective January 30, 1988, from Howard L. Burris, Jr. and Howard L. Burris, Jr., Agent, to Joe E. Holt, Trustee for the benefit of Lienholder, and recorded in Volume 10619, Page 307 of the Real Property Records of Travis County, Texas ("Records"), said Deed of Trust and Security Agreement having been supplemented by the Supplemental Deed of Trust and Security Agreement dated effective February 20, 1990, executed by Howard L. Burris, Jr. and Howard L. Burris, Jr., Agent, to Joe E. Holt, Trustee for the benefit of Lienholder, and recorded in Volume 11135, Page 842 of the Records; (ii) Renewal Deed of Trust and Security Agreement dated effective January 30, 1988, from Jester Land Management Company, a Texas corporation, to Joe E. Holt, Trustee for the benefit of the Lienholder, and recorded in Volume 10619, Page 278 of the Records; and (iii) Deed of Trust and Security Agreement dated effective February 20, 1990, from Jester Land Management Company to Joe E. Holt, Trustee for the benefit of the Lienholder, and recorded in Volume 11134, Page 165 of the Records. All such instruments are hereafter collectively called the "Deeds of Trust." The real properties covered and affected by the Deeds of Trust are hereinafter collectively referred to as the "Property". The liens, security interests and assignments evidenced by the Deeds of Trust are herein collectively called the "Liens."

All or portions of the Property have been platted, made subject to restrictive covenants, and/or dedicated to the public, all as set forth in the various instruments listed on Exhibit A attached hereto and incorporated herein (collectively the "Approved Instruments").

Lienholder now desires to evidence its consent to the Approved Instruments and all of the conditions, restrictions and dedications contained therein and to acknowledge and agree that the foreclosure by Lienholder of the Liens shall not affect the validity and enforceability of the Approved Instruments.

CONSENT:

1. Lienholder hereby consents for all purposes to the execution, delivery and recordation of the Approved Instruments and all of the conditions, restrictions and dedications thereof, and acknowledges and agrees that the foreclosure by the Lienholder of the Liens shall not affect the validity and enforceability of the Approved Instruments.

2. To the extent necessary, Lienholder hereby ratifies the Approved Instruments and all of the terms and provisions thereof as affecting the Property from and after the effective date hereof.

3. Nothing contained herein shall be construed to act as a consent by the Lienholder to any other instrument affecting all or any portion of the Property other than the Approved Instruments nor shall anything contained herein be construed to alter the priorities of the Liens as against any such other instruments.

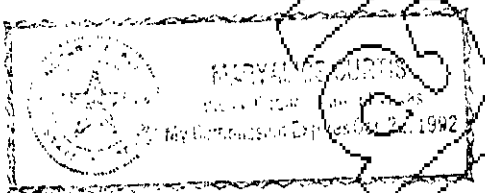
EXECUTED on this the 3rd day of March, 1992, at 9:45
a.m.

TEXAS COMMERCE BANK-AUSTIN,
NATIONAL ASSOCIATION

By: *Joseph F. Griffith*
Name: JOSEPH F. GRIFFITH
Title: SR. VICE PRESIDENT

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 3rd day of March, 1992, by JOSEPH F. GRIFFITH, SR. VICE-PRES. of Texas Commerce Bank-Austin, National Association, a national banking association, on behalf of said association.



Margaliese Curtis
Notary Public in and for
the State of Texas

EXHIBIT A

"APPROVED INSTRUMENTS"

1. Supplemental Restrictions, Covenants and Conditions recorded in Volume 10773, Page 50 of the Real Property Records of Travis County, Texas ("Records")
2. Plat recorded in Volume 87, Page 200B of the Plat Records of Travis County, Texas ("Plat Records")
3. Partial Vacation of Jester Point 2, Section 5 recorded in Volume 10780, Page 3 of the Records
4. Four (4) Right of Way Dedications recorded in Volume 10902, Page 659; Volume 10902, Page 664; Volume 10902, Page 669; and Volume 10945, Page 124 of the Records
5. Total Vacation of Jester Point 2, Section 5 recorded in Volume 10964, Page 431 of the Records
6. Plat recorded in Volume 88, Page 202 of the Plat Records
7. Plat recorded in Volume 88, Page 204 of the Plat Records
8. Consent and Joinder to Restrictions, Covenants and Conditions recorded in Volume 11153, Page 1556 of the Records
9. Declaration of Agreements and Restrictions recorded in Volume 11307, Page 1122 of the Records
10. Restrictions, Covenants and Conditions of Jester Point 2, Section 5-B recorded in Volume 11316, Page 355 of the Records
11. Second Supplemental Restrictions, Covenants and Conditions recorded in Volume 11374, Page 504 of the Records

Ret: CAMILLE KERR
 LODER SAPP, ET AL
 700 LAVAZA, SUITE 800
 AUSTIN, TX 78701

STATE OF TEXAS COUNTY OF TRAVIS
 I hereby certify that this instrument was FILED on the date and at the time stamped herein by me, and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

MAR 3 1992



[Signature]
 COUNTY CLERK
 TRAVIS COUNTY, TEXAS

AL/42033

FILED
 11:17
 Mar 3 11:17 AM '92

DANA DEBEAUVOIR
 COUNTY CLERK
 TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
 TRAVIS COUNTY, TEXAS

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