

Jamaica Beach
DEED RESTRICTION

Section 3

STATE OF TEXAS
COUNTY OF GALVESTON
Office of County Clerk

filed 3-22-1960
Recorded: Book 1379, P. 408-411
Plat Map: Vol. 4, P. 66

1 **Know ALL MEN BY THESE PRESENTS:**

2 That we, Earl Galceran, Jack J. Valenti, William W. Sherrill, Hack E. Wilson and
3 Welcome W. Wilson, owners of that certain parcel of land in Galveston County, Texas, which
4 has been subdivided under the name of Jamaica Beach, **Section 3**, in accordance with the lines,
5 lots, building lines, streets, and easements shown on the recorded plat of said Jamaica Beach,
6 **Section 3**, recorded in Book 254-A, Page 84 of the Map Records of Galveston Count, Texas,
7 said subdivided property being part of that certain tract of land conveyed by deed from R. E.
8 Smith, dated July 19, 1957 and recorded in Book 1219, Pages 532 through 537 of the Deed
9 Records of Galveston County, Texas, do hereby dedicate, subject to the reservations contained
10 herein, to the purchasers of lots in Jamaica Beach, **Section 3** and the purchasers of lots in
11 adjoining property which has been or may be developed and sold by us, all of the streets shown
12 on the plat thereof forever. Said streets are dedicated as such for the exclusive use and benefit
13 of the purchasers of lots in adjoining property which has been or may be developed by us and
14 said streets are not hereby dedicated to public use.

15 Easements for utilities are reserved as shown on said plat of Jamaica Beach, **Section 3**, and
16 on the front twenty-five (25) feet of each lot subdivided in the plat of Jamaica Beach, **Section**
17 **3**. These easements are reserved to the undersigned and are not dedicated to public use.

18 The undersigned hereby expressly reserve the exclusive right and easement in the streets
19 shown on the recorded Plat of Jamaica Beach, **Section 3**, in all the utility easements shown on
20 the said plat and the utility easement on the front twenty-five (25) feet of each lot therein, to
21 lay, construct, maintain, and remove utility lines in said streets and easements.

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22 There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from
23 a plane twenty (20) feet above the ground upward located adjacent to all easements reserved
24 herein.

25 All of the property subdivided in the above and foregoing described map of Jamaica
26 Beach, **Section 3**, shall be restricted in its use, which restrictions shall run with the title to the
27 property and shall be covenants running with the land. The provisions and restrictive
28 covenants set forth in Paragraphs 1 through 22 of that certain instrument providing restrictive
29 covenants for Jamaica Beach, Section 2, which instrument is recorded in the Deed of Trust
30 Record Book 1346, Pages 521 to 530 of the Deed of Trust Records of Galveston County,
31 Texas, hereby are adopted and are made applicable to and imposed on each lot in Jamaica
32 Beach, **Section 3**, the same as if said provisions, and restrictive covenants were set out herein.
33 In applying such provisions and restrictive covenants of said Paragraph 1 through 22 of said
34 instrument to Jamaica Beach, **Section 3**, the words "Jamaica Beach, Section 3" shall be
35 substituted wherever the words "Jamaica Beach, Section 2" occur therein.

36 In Testimony Whereof, the undersigned have caused these presents to be signed this 22nd
37 day of March, 1960.

38 ***ORIGINAL SIGNATURES ON FILE***

39 COPY IS ATTACHED.

40 **SECTION 2 DEED RESTRICTIONS APPLY FROM THIS POINT FORWARD**

41 **Must Attach Copy Of Section 1 Deed Restrictions Addressing JBIC Functions AND Section 2**
42 **which applies from line 35 forward to end of text.**