TRACTS 87-B, 87-D, 87-F
0.2891 (CALLED 0.2893) ACRE OF LAND
OUT OF THE BURR & CASWELL SURVEY NO. 1, ABSTRACT NO. 405
JEFFERSON COUNTY, TEXAS

BEING 0.2891 (Called 0.2893) acre of land out of and a part of The Burr & Caswell Survey No. 1, Abstract No. 405, Jefferson County, Texas; being part of a (Called 4495.5498) acre tract of land being Parcel C described in a Deed to Fina Oil and Chemical Company, recorded in Volume 1653, Page 431, Deed Records, Jefferson County, Texas; being all of Tract II of two tract of land described in a deed to Roger Rashall and Cynthia Rashall, recorded in File No. 2026-11892, Official Public Records, Jefferson County, Texas; said 0.2891 acre tract being fully described by metes and bounds as follows to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, South Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

BEGINNING at a ½" steel rod, found for the Southeast Corner of a (Called 0.1276) acre tract of land described in a deed to Michael William Deasy and Kathie J. Deasy, recorded in File No. 2024-20514, Official Public Records, Jefferson County, Texas; said ½" steel rod being on the West line of a public used Roadway known as Rainbow Lane, recorded in Film Code 101-40-1869, Official Public Records, Jefferson County, Texas, and being the Southeast corner of the herein described tract, having a Texas Coordinate of N:13937377.86 E:3591040.10;

THENCE, North 83 deg., 02 min., 52 sec., West (Called North 82 deg., 57 min., 44 sec., West), on the North line of the (Called 0.1276) acre tract, a distance of 55.70' (Called 55.72') to a ½" steel rod, capped and marked "SOUTEX", found for the Northwest corner of the (Called 0.1276) acre tract and being the Southwest corner of the herein described tract;

THENCE, North 12 deg., 22 min., 51 sec., East (Called North 12 deg., 21 min., 33 sec., East), a distance of 226.03' (Called 225.97') to a ½" steel rod, capped and marked "SOUTEX", found for the Southwest corner of Tract 1 of two tract of land described in a deed to Shane Beebe and Jana Beebe, recorded in File No. 2025-17200, Official Public Records, Jefferson County, Texas; said ½" steel rod being the Northwest corner of the herein described tract;

THENCE, South 82 deg., 48 min., 45 sec., East (Called South 82 deg., 57 min., 44 sec., East), a distance of 56.27 (Called 56.30') to a ½" steel rod, capped and marked "FAUST", found for the Southeast corner of said Tract 1 on the West line of said Rainbow Lane; said ½" steel rod being the Northeast corner of the herein described tract;

THENCE, South 12 deg., 31 min., 46 sec., West (Called South 12 deg., 30 min., 20 sec., West), on the West line of said Rainbow Lane, a distance of 225.86' (Called 226.03') to the POINT OF BEGINNING and containing 0.2891 acre of land more or less.

This description is based on the Land Survey made under the direct supervision of Anthony M. Leger, Registered Professional Land Surveyor No. 5481 on June 8, 2026.

Roger and Cynthia Rashall
26-0278

TRACTS 87-A, 87-C, 87-E
0.4279 (CALLED 0.428) ACRE OF LAND
OUT OF THE BURR & CASWELL SURVEY, NO. 1, ABSTRACT NO. 405,
JEFFERSON COUNTY, TEXAS

BEING 0.4279 (Called 0.428) acre of land out of and a part of a (Called 13.87) acre tract of land described in a deed to Charles O. Burch, recorded in Volume 1126, Page 219, Deed Records, Jefferson County, Texas; being all of Lots 87 thru 95 of an unrecorded but freely circulated map of Rainbow Haven and all of Tract I of two tracts of land described in a deed to Roger Rashall and Cynthia Rashall, recorded in File No. 2026-11892, Official Public Records, Jefferson County, Texas; said 0.4279 acre tract being more fully described by metes and bounds as follows to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, South Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

BEGINNING at a ½" steel rod, found for the Northwest corner of a (Called 0.223) acre tract of land described in a deed to Michael Williams Deasy and Kathie J. Deasy, recorded in File No. 2024-20514, Official Public Records, Jefferson County, Texas; said ½" steel rod being on the East line of a public used Roadway named Rainbow Lane, recorded in Film Code 101-40-1869, Official Public Records, Jefferson County, Texas and Southwest corner of the herein described tract, having a Texas Coordinate of N:13937372.50 E:3591079.12;

THENCE, North 12 deg., 36 min., 08 sec., East (Called North 11 deg., 05 min., 00 sec., East), on the East Right-of-Way line of said Rainbow Lane, a distance of 226.32' (Called 226.05') to a point for corner on the South line of a tract of land recorded as Tract 2 of two tracts of land described in a deed to Shane Beebe and Jana Beebe, recorded in File No. 2025-17200, Official Public Records, Jefferson County, Texas; said point for corner being the Northwest corner of the herein described tract; from which a 5/8" steel rod found for the Southwest corner of said Beebe Tract 2 bears North 82 deg., 35 min., 16 sec., West, a distance of 10.00';

THENCE, South 82 deg., 35 min., 16 sec. East (Called South 78 deg., 27 min., 00 sec., East), on the South line of said Beebe Tract 2, a distance of 46.86' possing a ½" steel rod, capped and marked "SOUTEX", found for reference point, continuing for a total distance of 72.00' to a point for corner being the Southeast corner of said Beebe Tract 2, on the West Right-of-Way line of a dedicated road named State Highway 87; said point for corner being the Northeast corner of the herein described tract;

THENCE, South 07 deg., 04 min., 29 sec., West (Called South 11 deg., 33 min., 00 sec., West), on the West Right-of-Way line of said State Highway 87, a distance of 224.46' (Called 225.00') to a point for corner being the Northeast corner of the (Called 0.223) acre tract, same being the Southeast corner of the herein described tract;

THENCE, North 83 deg., 09 min., 42 sec., West (Called North 78 deg., 27 min., 00 sec., West), on the North line of the (Called 0.223) acre tract, a distance of 24.81' passing a ½" steel rod, capped and marked "SOUTEX", found for reference point, continuing for a total distance of 93.80' to the POINT OF BEGINNING and containing 0.4279 acre of land more or less.

OVERHEAD ELECTRIC
OHE OHE
EM• = ELECTRIC METER
-O- = POWER POLE
● = SET 1/2" STEEL ROD CAPPED "SOUTEX"
△ = POINT FOR CORNER

O.P.R.J.C. = OFFICIAL PUBLIC RECORDS, JEFFERSON COUNTY
M.R.J.C. = MAP RECORDS, JEFFERSON COUNTY
D.R.J.C. = DEED RECORDS, JEFFERSON COUNTY

GENERAL NOTES
1. COV'D CONC. IS OVER PROPERTY LINE 2.2' (ON LEFT SIDE EAST R.O.W.)
2. 2-STORY METAL BLDG. IS OVER PROPERTY LINE 3.6' (ON RIGHT SIDE OF EAST R.O.W.)

0 10 20
SCALE: 1"=20'

VICINITY MAP
NO SCALE

TOTAL PETROCHEMICALS VOL. 1653, PG. 431, D.R.J.C.

FOUND 1/2" STEEL ROD CAPPED "SOUTEX"

N 12°22'51" E 226.03'
(CALLED N 12°21'33" E 225.97')

(CALLED 0.1276 ACRE)
MICHAEL WILLIAM DEASY
& KATHIE J DEASY
F.# 2024-20514
O.P.R.J.C.

N 83°02'52" W 55.70'
(CALLED N 82°57'44" W 55.72')

PLANTER

TRACT II
(CALLED 0.2893 ACRE)
ROGER RASHALL
CYNTHIA RASHALL
F.# 2026-11892
O.P.R.J.C.

COV'D AREA
24.9'
20.9'

TRACT 87-B
0.1564 ACRE OF LAND

SEPTIC TANK

S 78°25'10" E 55.77'

TRACT 87-D
0.0746 ACRE
OF LAND

N 82°35'16" W 56.13'

TRACT 87-F
0.0581 ACRE
OF LAND

PLANTER

FOUND 1/2" STEEL ROD CAPPED "SOUTEX"

S 82°48'45" E 56.27'
(CALLED S 82°57'44" E 56.30')

TRACT 1
SHANE BEEBE
JANA BEEBE
F.# 2025-17200
O.P.R.J.C.

WEST R.O.W. LINE

POINT OF BEGINNING
FOUND 1/2" STEEL ROD
N:13937377.86
E:3591040.10

S 12°31'46" W 225.86'
(CALLED S 12°30'20" W 226.03')

FOUND 1/2" STEEL ROD CAPPED "FAUST"

APPARENT WEST R.O.W. LINE

RAINBOW LANE
(PUBLIC USED R.O.W. VARIES)
F.C. 101-40-1869, O.P.R.J.C.

POINT OF BEGINNING
FOUND BENT 1/2" STEEL ROD
N:13937372.50
E:3591079.12

EAST R.O.W. LINE

2070.00'±

LOT 86
(CALLED 0.223 ACRE)
MICHAEL WILLIAM DEASY
& KATHIE J DEASY
F.# 2024-20514
O.P.R.J.C.

GRAVEL ROAD

RAINBOW LANE
(PUBLIC USED R.O.W. VARIES)
F.C. 101-40-1869, O.P.R.J.C.

66.2'

COV'D CONC.

COV'D CONC.

N 12°36'08" E 226.32'
(CALLED N 17°05'00" E 226.05')

GRAVEL ROAD

FOUND 5/8" STEEL ROD

10.00'

S 77°23'52" E 13.21'

S 46°20'22" E 12.38'

SET NAIL IN CONC.

S 66°17'07" E 15.93'

METAL BLDG. ON CONC. SLAB

LOT 90

LOT 93

2-STORY METAL BLDG. ON CONC. SLAB

TRACT 87-E
0.0788 ACRE
OF LAND

TRACT 2
LOT 90
SHANE BEEBE
JANA BEEBE
F.# 2025-17200
O.P.R.J.C.

N 83°09'42" W 93.80'
(CALLED N 78°27'00" W)

2-STORY FRAME RES. ON CONC. SLAB

TRACT 87-A
0.2139 ACRE OF LAND

CONC. BOAT RAMP

TRACT 87-C
0.1352 ACRE OF LAND

N 82°35'16" W 76.36'

S 82°35'16" E 72.00'
(CALLED S 78°27'00" E)

LOT 87

WOOD STAIRS

FOUND REF. POINT 1/2" STEEL ROD CAPPED "SOUTEX"

WATER

LOT 88

LOT 89

S 83°31'48" E 44.34'

LOT 91

LOT 92

TRACT I
(CALLED 0.428 ACRE)
ROGER RASHALL
CYNTHIA RASHALL
F.# 2026-11892
O.P.R.J.C.

LOT 94

LOT 95

FOUND REF. POINT 1/2" STEEL ROD CAPPED "SOUTEX"

STORAGE BLDG.

STORAGE BLDG.

WOOD DECK

WOOD DECK

WEST R.O.W. LINE

S 07°04'29" W 224.46'
(CALLED S 11°33'00" W 225.00')

1075.00'±

NECHES RIVER

BULK HEAD

BULK HEAD

WATER

WATER

STATE HIGHWAY 87, 73
(STATE R.O.W. VARIES)
(A.K.A. GULFWAY DRIVE)

FEMA Flood Zone: A8(EL9)

Community Panel NO.: 480385-0330-B

Panel Date: 6/1/1983

SURVEYOR NOTES
1. THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE NOTED. LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.
4. BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, US SURVEY FEET, REFERENCED TO SMARTNET, NORTH AMERICA.
5. TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.
6. TRACTS ARE TO BE SOLD AS GROUPED, (87-A - 87-B), (87-C - 87-D), (87-E - 87-F)

X = REMOVED

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS
SURVEYOR'S CERTIFICATION:

The undersigned does hereby certify that this survey was this day 6/8/2026 made on the ground of the property legally described hereon in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors. This survey is certified for this transaction only, and is not transferable to additional institutions or subsequent owners.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASE DATE: 6/8/2026

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

SOUTEX
SURVEYORS & ENGINEERS
T.B.P.L.S. FIRM #5755 * T.X.L.S. FIRM #10123800

3737 Doctors Drive
Port Arthur, Texas 77642
Tel. 409.983.2004
Fax. 409.983.2005
soutexsurveyors.com

SHEET TITLE
ALL OF LOTS 87 THRU 95, OF AN UNRECORDED BUT FREELY CIRCULATED PLAT OF RAINBOW HAVEN AND PART OF THE BURR & CASWELL SURVEY NO. 1 ABSTRACT NO. 405, JEFFERSON COUNTY, TEXAS

PROJECT
ROGER RASHALL & CYNTHIA RASHALL
6743 RAINBOW LANE
PORT ARTHUR, TEXAS 77642

PROJ. NO: 26-0278
SCALE: 1" = 20'
PRINT DATE: 6/9/2026
DRAWN BY: K CREEL
CHECKED BY: AML
APPROVED BY: AML
SHEET 1 OF 1

\\soutex\SouteServer\Data\1 SoutexProjects\2026\26-0278 Rashall - Rainbow Ln Replat\DWG\26-0278-KC.dwg, Jun 09, 2026-1:38pm, Owner