

FILED FOR RECORD
ROMANNE ACOSTA HELLBERG COUNTY CLERK, JEFFERSON COUNTY, TEXAS
RECORDED
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RECORDED IN FILE NO. _____

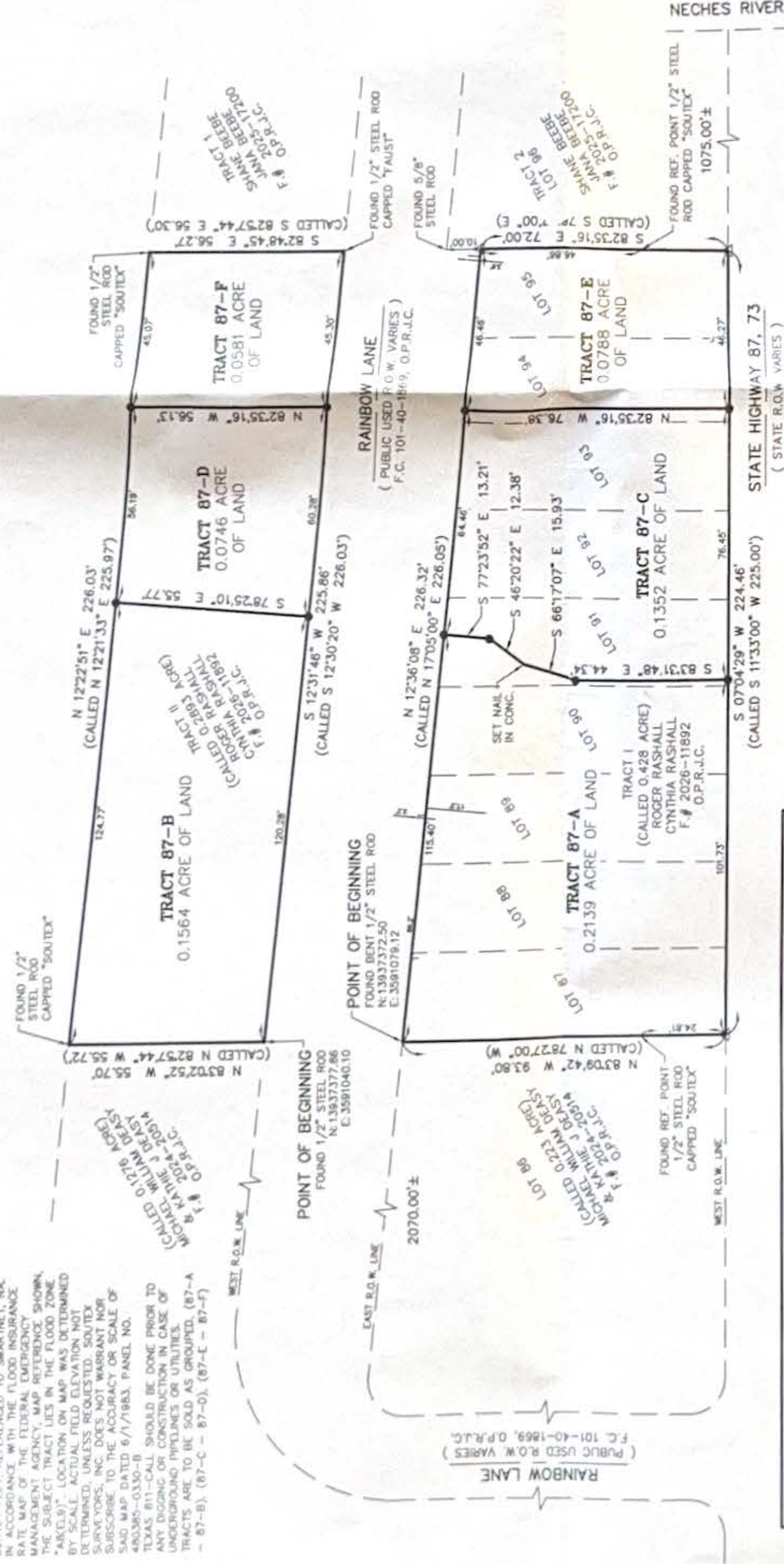
• SET 1/2" STEEL ROD
CAPPED "SOUTEX"
• POINT FOR CORNER
O.P.R.J.C. = OFFICIAL PUBLIC RECORDS, JEFFERSON COUNTY
M.B.J.C. = MAP RECORDS, JEFFERSON COUNTY
D.R.J.C. = DEED RECORDS, JEFFERSON COUNTY

SURVEYOR'S NOTES
1. BEARINGS, COORDINATES, DISTANCES AND
MEASUREMENTS WERE BASED ON TEXAS COORDINATE
SYSTEM OF 1983, ADJUSTED TO THE 1983 U.S.
SURVEY FEET, RETAINED TO 5 DIGITS.
2. IN ACCORDANCE WITH THE FLOOD INSURANCE
MANAGEMENT ACT, MAP REFERENCE SHOWN.
THE SUBJECT TRACT LIES IN THE FLOOD ZONE
DETERMINED BY THE FLOOD INSURANCE
SURVEYING, INC. DOES NOT WARRANT NOR
SUBSCRIBE TO THE ACCURACY OR SCALE OF
SAID MAP DATED 6/1/1983, PANEL NO.
400385-0330-B
3. TEXAS 811-CALL SHOULD BE DONE PRIOR TO
ANY DIGGING OR CONSTRUCTION IN CASE OF
UNDERGROUND UTILITIES OR UTILITIES.
4. TRACTS ARE TO BE SOLD AS GROUPED. (87-A
- 87-B). (87-C - 87-D). (87-E - 87-F)

TOTAL PERIMETERS
FOOT 165.80, 401.01, 0.00

SCALE 1" = 30'

VICINITY MAP
NO SCALE



TRACTS 87-A, 87-B, 87-C, 87-D, 87-E, 87-F
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 1 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 Snortshat, North America.

BEGINNING at a 1/2" steel rod, found for the Northwest corner of a (Called 0.223) acre tract of land described in a
deed to Michael Williams Deary and Kathie J. Deary, recorded in File No. 2024-20514, Official Public Records,
Jefferson County, Texas, said 1/2" steel rod being on the East line of a public used roadway named Rainbow Lane,
recorded in File No. 101-40-1689, Official Public Records, Jefferson County, Texas, and Southwest corner of the
herein described tract, having a Texas Coordinate of N 13937372.50 E 3591078.12;

THENCE, North 12 deg., 06 min., 00 sec., East (Called North 17 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 46.06' (Called 46.00') to a point for corner being the Southwest 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' (Called 24.80') to a point for corner being the Northwest corner of
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.

TRACTS 87-B, 87-C, 87-D, 87-E, 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 a (Called 4.95, 5.498) acre tract of land being Parcel C described in a
deed to Fho Oil and Chemical Company, recorded in Volume 1653, Page 431, Deed Records, Jefferson County,
Texas, being all of Tract II 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 0.2891 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 Snortshat, North America.

BEGINNING at a 1/2" steel rod, found for the Southwest corner of a (Called 0.1276) acre tract of land described in a
deed to Michael Williams Deary and Kathie J. Deary, recorded in File No. 2024-20514, Official Public Records,
Jefferson County, Texas, said 1/2" steel rod being on the West line of a public used roadway known as Rainbow
Lane, recorded in File No. 101-40-1689, Official Public Records, Jefferson County, Texas, and Southwest corner of the
herein described tract, having a Texas Coordinate of N 13937377.08 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 35.10' (Called 35.72') to a 1/2" 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 225.07') to a 1/2" steel rod, capped and marked "SOUTEX", found for the Southwest corner of Tract 1 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 1/2" steel rod being the Northwest corner of the herein described tract;

THENCE, South 82 deg., 48 min., 40 sec., East (Called South 82 deg., 57 min., 44 sec., East), a distance of 56.27'
(Called 56.30') to a 1/2" steel rod, capped and marked "SOUTEX", found for the Southwest corner of said Tract 1 on
the West line of said Rainbow Lane; said 1/2" 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 maps under the direct supervision of Anthony M. Leger, Registered
Professional Land Surveyor No. 5481 on June 15, 2025
Roger and Cynthia Rashall
36-0278

TRACTS 87-A THRU 87-F

0.7170 ACRE OF LAND
REPLAT OF ALL OF LOTS 87 THRU 95, RAINBOW HAVEN
AND PART OF THE BURR & CASWELL SURVEY NO. 1
ABSTRACT NO. 405
CITY OF PORT ARTHUR
JEFFERSON COUNTY, TEXAS

OWNER CERTIFICATE

WE, ROGER RASHALL & CYNTHIA RASHALL, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND
FOREGOING MAP OF TRACTS 87-A THRU 87-F, 0.7170 ACRE OF LAND, REPLAT OF 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, DO HEREBY
MAKE SUBDIVISION OF SAID PROPERTY AND DEDICATE TO THE PUBLIC USE EASEMENTS SHOWN HEREON
FOREVER, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND
FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN PORT ARTHUR, JEFFERSON COUNTY, TEXAS
THIS _____ DAY OF _____ 20____

OWNER ROGER RASHALL OWNER CYNTHIA RASHALL

STATE OF TEXAS
COUNTY OF JEFFERSON

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER RASHALL &
CYNTHIA RASHALL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE
PURPOSES AND CONSIDERATION THEREIN SET FORTH AND ARE IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES _____ (DATE)

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ANTHONY M. LEGER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE
STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE
GROUND, AND THAT ALL CORNERS ARE PROPERLY MARKED WITH 1/2" STEEL RODS CAPPED "SOUTEX"
UNLESS OTHERWISE NOTED ON THIS PLAT, AND THAT THIS PLAT IS CORRECTLY REPRESENTS THAT SURVEY
MADE UNDER MY DIRECT SUPERVISION.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED OR VIEWED OR REPRODUCED
UPON AS A FINAL DOCUMENT, RELEASE DATE: 8/9/2025

ANTHONY M. LEGER
TEXAS REGISTRATION NO. 5481

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORT ARTHUR,
TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE CITY PLANNING AND
ZONING COMMISSION OF THE CITY OF PORT ARTHUR, TEXAS,

THIS _____ DAY OF _____ 20____

ATTESTED AND APPROVED FOR ADMINISTRATION:

NORRIS SIMON
CHAIRMAN
PAMELA D. LANGFORD
SECRETARY

JOB NO. 26-0278 DRAWN BY: K CREEL SHEET 1 OF 1



SOUTEX
SURVEYORS & ENGINEERS

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