



TITLE COMPANY:

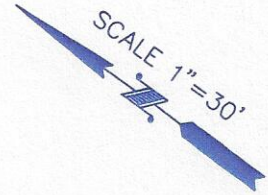
Charter Title Company



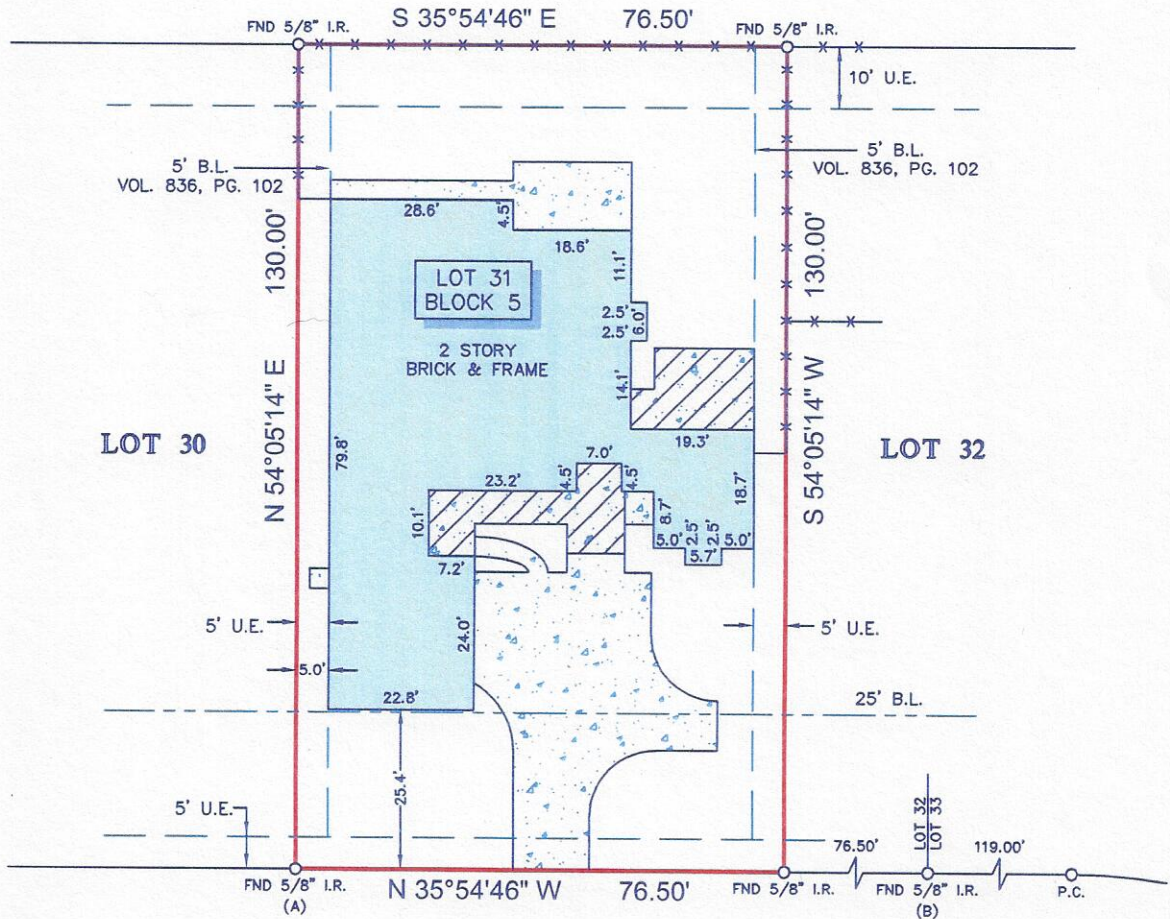
281-424-1700

G.F. #: 3127004066

ISSUE DATE: JUNE 28, 2017



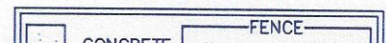
PECAN GROVE GOLF LLC
FILE NO. 2014119798
O.P.R.F.B.C.



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT

LEGEND

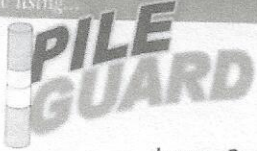


Jericho

FOUNDATION REPAIRS, INC.



Now using



Jericho Foundation Repairs, Inc. | 9430 White Chapel Lane | Houston, Texas 77074 | Phone: 713.772.7522 | Fax: 713.772.7432

June 6, 2011

Mr. Jerry Ray
1802 Kingsmill Lane
Richmond, Texas 77469

Subject Property: 1802 Kingsmill Lane

Dear Mr. Ray:

Jericho Foundation Repairs was founded upon a belief that honesty, integrity and hard work would help establish and build a good reputation for our company. We realize that things change on a daily basis in today's economy, but there's one thing a business can't afford to economize on-and that's its reputation.

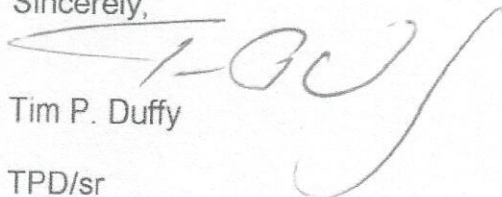
This letter is in reference to my inspection of the subject property. Elevations were taken and found that the house has some un-levelness. However, there are no signs of foundation movement, like doors misaligned or sheetrock cracks.

At this time, I would recommend watering along the foundation. Or, if you would like to stabilize the foundation in the areas where the sloping appears it would take twenty (20) exterior pilings at a cost of 6,000.00. This price includes all labor, materials, and taxes as needed to complete the job as specified.

Upon completion of the job the homeowner will receive a lifetime warranty on the scope of the work completed. This guarantee is owner transferable if the property is sold after the work is completed and is transferable an unlimited number of times.

Should you have any questions, please let me know. We thank you for giving us the opportunity to bid this work for you.

Sincerely,


Tim P. Duffy
TPD/sr

work completed 7/6/11

1802 Kingsmill Ln, Richmond, Texas

On October 27th 2007, our residence at 1802 Kingsmill Ln in Richmond, Texas suffered a severe fire which was due to a defective fireplace.

The Pecan Grove Fire department extinguished the fire, however there was extensive fire and water damage. Our Insurance Company was contacted and covered all the expenses. A well known Restoration Company in Houston removed all the damage to the structure and replaced it with new material as required by the Insurance company and Owner.

Everything in the home was replaced including: Electrical wiring, plumbing, heating and air conditioning units, bathtubs, toilets, , fixtures, walls, appliances, flooring, countertops, doors, window coverings (plantation shutters) and roofing to name a few.

Inspections were performed periodically along the way by a licensed Inspector approved by our mortgage company, to ensure all repairs were done according to standard code.

Needless to say the house and everything in it is brand new. Some of the equipment still has the warranty in place.

Jerry and Candace Ray, Owner



LIFETIME TRANSFERABLE WARRANTY


Assigned to **JAMES AND HEATHER HUDKINS** for the foundation repair completed as of **JULY 2011** at
1802 KINGSMILL LANE, in FORT BEND COUNTY, RICHMOND, TEXAS 77406.

Jericho Foundation Repairs, Inc. will adjust all affected pilings originally installed by Jericho Foundation Repairs, Inc., at an additional cost, for the life of the foundation, should future settlement of the portion of the foundation covered by this agreement occur, provided that all provisions of this agreement have been met. Adjustments will be installed consistent with the original method of repairs.

This warranty covers only the areas underpinned by Jericho provided that:

1. The structure has not been altered, modified, mud pumped or additions made to it without prior written approval of Jericho Foundation Repairs, Inc.
2. The structure has not suffered fire, flood, or storm damage. Flood damage includes water or sewer leaks under or adjacent to the foundation.
3. The original pilings installed by Jericho Foundation Repairs, Inc. have not been adjusted by any other company.
4. In the event of change of ownership, assignment of this warranty to a new owner or owners must be accomplished within thirty (30) days of the transfer of title. The assignment must show consecutive ownership to be valid. Assignments made will be in accordance with the procedures in effect at the time of transfer. The transfer fee is subject to change. **SHOULD ASSIGNMENT NOT BE PROPERLY MADE, THIS WARRANTY IS VOID.**

For questions or more information, please contact Jericho Foundation Repairs, Inc. at 713-772-7522


Tim P. Duffy, President

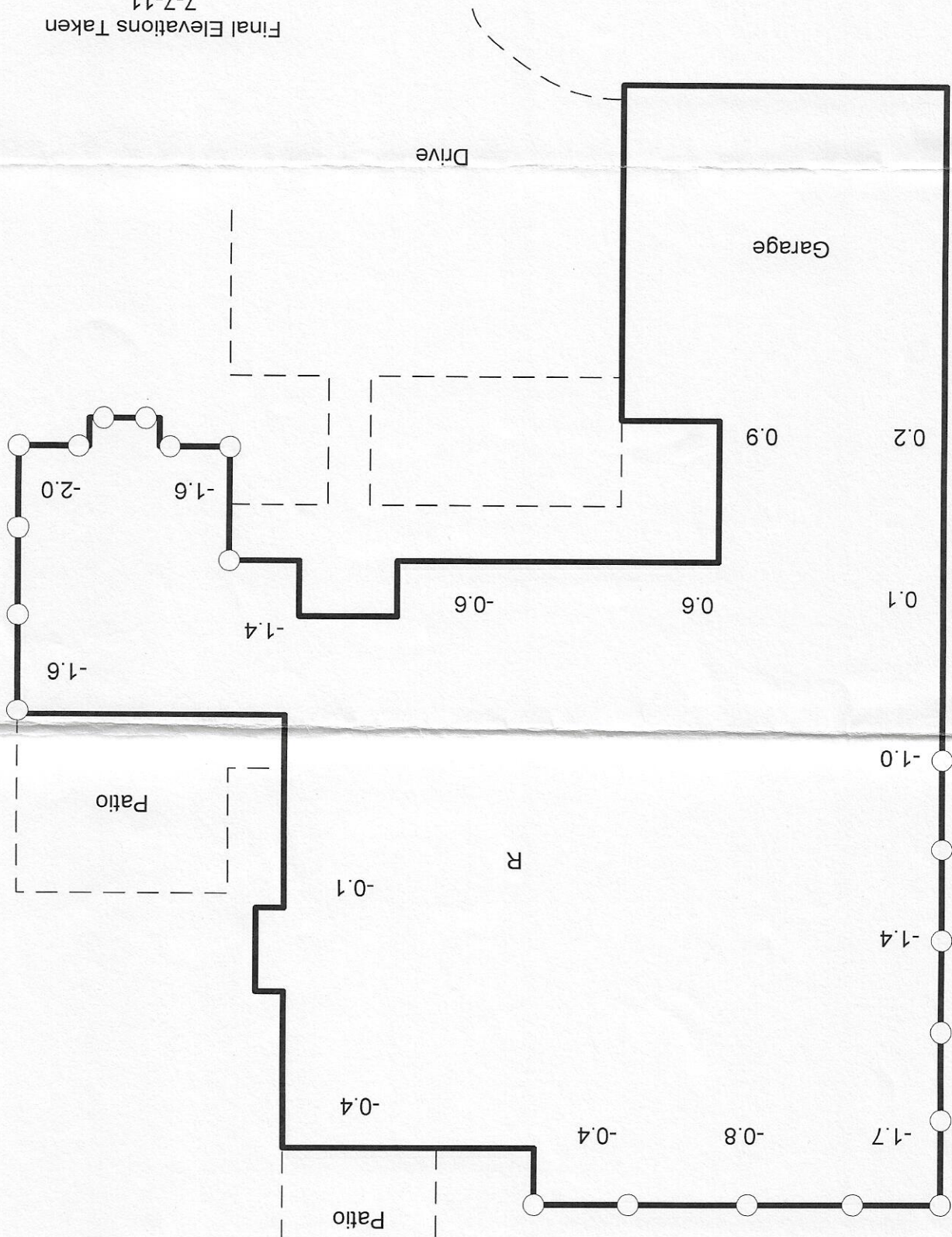
November 7, 2017
Date of Warranty

EXTERIOR PILING - 20
INTERIOR PILING - 20
ADJUSTMENTS -
TUNNELING -
TOTAL COST - \$6,000

- = ADJUSTED PILING
- = OLD PILING
- = NEW PILING

SCALE 1" = 10'
 STORY TWO
 BRICK YES

Final Elevations Taken
 7-7-11





September 7, 2017

Subject Property: 1802 Kingsmill Lane, Richmond, TX 77406

Jericho Foundation Repairs was founded upon a belief that honesty, integrity and hard work would help establish and build a good reputation for our company. We are proud to confirm that after over 25 years of doing business in the greater Houston area and Fort Bend County, people call Jericho because they trust us.

Many times we visit homes that do not warrant foundation repair procedures. Such was the case when I visited the subject property. Elevations were taken and very little sloping or movement was noted at the residence.

It is my professional opinion that foundation repair or underpinning is not necessary at this time. This opinion would not be applicable to future changing conditions, as no accurate prediction can be made of future movement. If the evidence and the consequences of foundation movement become significantly more pronounced, repairs may become necessary. It is always helpful to water your foundation, especially during periods of extreme dryness like we are currently experiencing.

This can be accomplished by using soaker hoses placed around the perimeter of the structure, at least 6 inches from the slab. We recommend watering at least 30 minutes per day during dry months. It is most efficient to water either early in the morning or late in the evening as the water tends to evaporate so quickly during the highest temperatures of the day. At this time, please make sure to take into account the water restrictions currently in your area. You may also purchase timers to help make it a little easier on yourself. The hoses and timers may be purchased at Home Depot, Lowes, or your local hardware store.

Should you have any questions, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim P. Duff", is written across the page.

Now using...



Jericho Foundation Repairs, Inc. | 9430 White Chapel Lane | Houston, Texas 77074 | Phone: 713.772.7522 | Fax: 713.772.7432

February 8, 2012

Subject Property: 1802 Kingsmill Lane



Jericho Foundation Repairs was founded upon a belief that honesty, integrity and hard work would help establish and build a good reputation for our company. We are proud to confirm that after 25 years of doing business in the greater Houston area and Fort Bend County, that people call Jericho because they trust us.

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Should you have any questions, please give me a call.

Sincerely,



Copy

JAMES B. DUNFORD
MARY K. DUNFORD

1802 Kingsmill Lane
Richmond, Texas, 77406
281-239-0288

Mr. Tim Duffy
Jericho Foundation Repairs Inc.
9430 White Chapel Lane
Houston, TX 77074

Subject: Warranty Transfer
1802 Kingsmill Ln, Richmond, TX 77406

On August 12, 2011 we purchase the house from Jerry and Candice Ray located in Pecan Grove Plantation Sec 2, Block 5, Lot 31 located at the above address. I was informed that Jericho installed 20 Pilings on July 6, 2011 and based on my recent conversation with your office, I was asked to put in writing my request to have the Warranty transferred to our name. I have attached a copy of the first page of our WARRANTY DEED as per this conversation.

I would also appreciate having someone come out and review what was done and look at some minor cracking on the house. I haven't been involved with pilings before and any information would be helpful.

Thanks in advance for your attention. Please let me know what more information is required.

Sincerely

James B Dunford
281-239-0288
jbdunford@att.net