

### **Outdoor Improvements – 22711 Adrift Row Ln.**

We purchased the home in December of 2014. The following year, in December 2015, we contracted Warrens Outdoor Living located at 1675 Northpark Drive, Kingwood, Texas 77339, to install French drains.

We also added decorative river rock and flagstone paths on the sides of the home to cut down on yard work. The grass did not grow well on the sides of the house due to lack of sun. The French drains make a u-shape completely surrounding the back of the house and end with two curb cutouts at the street level near both property lines at the front of the house. The French drain running underground next to the fence line on the east side of the house is approximately 104' long and on the west side is approximately 116' long. The French drain installed across the back yard is approximately 65' long. Also, eight of the rain gutter downspouts (3 on each side of the house and 2 on the back patio roof) are tied directly into the French drains. The cost for this improvement was \$5,150.91 (see attached receipts).

In February of 2019 we again contracted Warrens Outdoor Living for a second home improvement project. The contractor enlarged and extended the original patio by installing pavers made by Belgard. These are some of the same pavers Warrens Southern Gardens nursery has installed for their walkway paths throughout their facility located at 1675 Northpark Drive. The style of pavers installed at our house is named the Cambridge Cobble Pavers. The cost for this improvement was \$8226.25 (see attached receipts).

The combined cost of the two home improvement projects was \$13,377.16. The French drains have performed well through numerous large rain events and we have thoroughly enjoyed the extended patio that provides an excellent outdoor living space. If you have any further questions, please contact our realtor, Francie Watson.

Mark and Leisa Connell

Payment Receipt

JMJ Organics, LTD DBA WARREN'S  
1675 Northpark Drive  
Kingwood, TX 77339  
PH: 281-354-7111  
FX: 281-354-6479

Received From:

Connell, Mark  
Mark Connell  
22711 Adrift Row Lane  
Porter, Texas 77365

Date Received 12/08/2015  
Payment Method Check  
Check/Ref. No. 7237

Payment Amount \$3,000.00

Invoices Paid

Date	Number	Amount Applied
12/08/2015	120315-3	-\$3,000.00

deposit on installation of french drain, river rocks, and flagstone pavers.

Payment Receipt

JMJ Organics, LTD DBA WARREN'S

1675 Northpark Drive

Kingwood, TX 77339

PH: 281-354-7111

FX: 281-354-6479

Received From:

Connell, Mark

Mark Connell

22711 Adrift Row Lane

Porter, Texas 77365

Date Received 12/09/2015

Payment Method Check

Check/Ref. No. 7238

Payment Amount \$2,150.91

Invoices Paid

Date	Number	Amount Applied
12/08/2015	120315-3	-\$2,150.91

remaining balance paid for installation of french drains,  
river rock, and flagstone.

Warren's Outdoor Living

281-354-7111

1675 Northpark Drive

# Invoice

Date	Invoice #
2/20/2019	1192871

**PAID**  
**03/29/2019**

Bill To
Mark Connell 22711 Adrift Row Lane Porter, Texas 77365

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
		LP	2/20/2019			

Quantity	Item Code	Description	Price Each	Amount
	E- Install non-taxable	Paver Patio Sales Tax Payable	6,103.09 8.25%	6,103.09 0.00

<b>Total</b>			\$6,103.09
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Warren's Outdoor Living

281-354-7111

1675 Northpark Drive

# Invoice

Date	Invoice #
3/26/2019	1192871.2

<b>Bill To</b>
Mark Connell 22711 Adrift Row Lane Porter, Texas 77365

**PAID**  
03/29/2019

<b>Customer Phone</b>
281-221-7475

Terms	Rep	Due Date	Project
	LP	3/26/2019	

Quantity	Item Code	Description	Price Each	Amount
	E- Install non-taxable	Paver Patio amend Sales Tax Payable	2,123.16 8.25%	2,123.16 0.00
<b>Total</b>				\$2,123.16

<b>Payments/Credits</b>	-\$2,123.16
<b>Balance Due</b>	\$0.00