

Exhibit E - Hamilton/HOA Kingswood Access Agreement

The Lake Parks North Home Owner's Association (LPNHOA) appreciates the opportunity to provide our comments regarding the proposed Camp Wisdom Mixed-Use Development, Zoning Case Z180101/S180105.

Background

On December 30, 2017, Mr. Hamilton Peck, developer of the aforementioned project (from here forth referred to as "the Developer"), made initial telephone contact with Mr. Al Santiago, President of the LPNHOA, with the purpose of introducing himself and the proposed project. After completing some preliminary research, Mr. Santiago agreed and met Mr. Peck on January 25, 2018 to discuss the scope of the project. Mr. Peck addressed all of our preliminary questions providing detailed project information both verbally and electronically to facilitate dissemination among our members.

On Saturday, February 10, 2018, the LPNHOA delivered the attached notice in each of its members' mailbox. As stated in the notice, all residents were made aware of project with a deadline of February 24, 2018 to submit their individual comments to the HOA for incorporation into our collective response. Following the guidelines provided by the City of Grand Prairie (from here on referred as "the City"), homeowners were also made aware that they could submit their comments privately and directly to the City.

As a result, the feedback received by the HOA from its members is almost unanimously against the project. The most prevailing concerns are the possible negative impact on our properties' value, the traffic impact (both in volume and safety) on Kingswood Blvd. and Lake Ridge Parkway, breach of privacy on the homes adjacent to the boundary of the property, and the potential erosion on both Garden Branch and Fish Creek which may impact our homes and safety. Secondary concerns, but still important, are the potential problems associated with the construction phase of the project. Specifically, our neighbors are concerned with the environmental impacts — noise, runoff, debris/garbage control, air quality (wind carrying dust, burnouts, machinery fumes), pests, and existing wildlife.

In addition, the LPNHOA is concerned about the following three issues:

1- We do not know the economic impact of the proposed commercial space and "high-end" rents for residential. It is our perception that there is currently a surplus of commercial space in the area and would like to get information on what would happen if the proposed space is not occupied. We are also aware that in this area other apartment developments are currently are under construction and more are being planned. As a result, we are concerned with the overall economic feasibility of this development.

2- Not knowing how that commercial space will be utilized and the proximity of the development to public schools, we suggest that retail of liquor in such space be addressed appropriately by the governing bodies.

3- The Developer requests permission from the LPNHOA to use out property to provide vehicular traffic access from Kingswood Blvd to the proposed apartment complex.

On March 20, 2018 Mr. Santiago met Mr. Peck and his Project Manager to discuss the concerns of the HOA. The objective of the meeting was to present the concerns of the HOA and assess the understanding and willingness of the developer to mitigate the impact on our neighborhood. The meeting was very productive. The developer understood our concerns and stated willingness to implement the necessary changes to directly address our concerns.

On March 28, 2018, Mr. Santiago met with Mr. Jones and Mr. Norwood of the Planning and Zoning department, City of Grand Prairie. Mr. Santiago shared the concerns of the LPNHOA, got positive feedback from the City representatives, and received further insights on the conversations between the City and the Developer and the overall project submission and approval process.

From the discussions at this meeting, the LPNHOA understands that:

- 1- The proposed development requires the rezoning of the property.
- 2- The rezoning initiative must be successfully completed by the City of Grand Prairie before the proposed project can be considered for approval.

On April 4, 2018, Mr. Santiago met the Developer and his Project Manager to further discuss the LPNHOA requirements. On April 16, 2018 the LPNHOA held its annual meeting where open discussions with the membership resulted in the conditional support for the project pending acceptance of the following concessions from the Developer.

Developer Concessions

The LPNHOA is willing to grant use of our property to the Developer provided the following conditions are met, at their expense, unless otherwise noted:

- 1-The precise location of the access driveway, including its geometry and design, including street illumination, is subject to LPNHOA approval.
- 2- A privacy fence will be installed by the Developer on the west side of the proposed access driveway. The location and extent of the driveway is subject to approval by the LPNHOA.
- 3- The privacy fence will originate and be tied to existing fence on northeast corner of the property at 2603 Florence St. and be continuous along the driveway until it reaches the access gate to the proposed development. The fence shall be constructed in the same style and using the same materials as the existing fence at the above address while maintaining the same elevation as on its originating point. Seamless continuation of the fence is required without disturbing esthetics.

NOTE: This privacy fence will require the use of the ONCOR easement for installation. If such access is denied by ONCOR, the fence shall be relocated to enclose all remaining LPNHOA property at this specific location.

4- The Developer shall provide no more than 2 access gates on the privacy fence to allow for maintenance access to the remaining LPNHOA property on the west of the fence and to the ONCOR easement. The location, size and material/composition of such gates are subject to LPNHOA and ONCOR approval. Each gate shall have an appropriate locking mechanism. LPNHOA shall be the sole custodian of the access “key” to gate/s on its propriety.

5- The Developer shall plant trees along the west side of the fence in its entirety and landscape the remaining LPNHOA property to protect adjacent residences from vehicular noise and headlights while also on providing esthetically pleasant environment. A landscape plan will be developed and submitted by the Developer to the LPNHOA for approval prior to the LPNHOA granting approval for use of its property. The plan shall include detailed descriptions of all plant material to be used as well as an irrigation system to support it. The LPNHOA requires the Developer's irrigation system to be connected to the existing irrigation system currently in place as directed by the LPNHOA. The Developer shall complete the implementation of the approved landscape plan no later than one month after the fence construction is completed and provide a one year warranty on the plant material and irrigation system following the successful completion of the improvement. The LPNHOA accepts responsibility for all landscape maintenance and watering costs on the west side of the fence.

6- The Developer shall assume permanent responsibility and liability for the maintenance of the fence, gates, and all LPNHOA property east of the fence.

7- There shall not be pedestrian access to the development's access gate along or adjacent to the proposed driveway or on any LPNHOA property. Any and all pedestrian access to the apartments, if needed, shall be made available on the east side of Garden Branch.

8- The Developer will make the necessary modifications to the existing sidewalk on the south side of Kingswood Blvd., between Florence St. and the west side of their property to accommodate the proposed driveway and ensure the safety of pedestrian traffic.

9- All modifications and changes to the existing LPNHOA property shall be compliant with the LPNHOA architectural standards and subject to the written approval of the Board of Directors.

10- There shall be a provision for adequate signage and traffic control at the intersection of Kingswood Blvd. and Florence St. /Tarragon Ln. The proximity of the proposed access to this intersection, together with the existing sight distance problems and speed violations, pose a significant detrimental impact on the safety of our neighbors. In addition, the traffic control measures should consider prohibiting U-turn movements on Kingswood Blvd. and providing for pedestrian crosswalks at the intersection.

11- The Developer shall provide a security gate and controlled access to the all traffic using the proposed driveway from Kingswood Blvd. at their property line. In addition, the developer shall operate the gate access in a manner that deters using this access as a shortcut.

12- The development's site plan available as of March 1, 2018 called for the location of a dumpster adjacent to the propriety access gate at the end of the driveway from Kingswood Blvd. We require that any and all trash management collection and disposal sites be relocated to an area that does not affect our property either by smell or noise.

13- The Developer will submit to the LPNHOA copies of all engineering documents and plans related to the control and management of Garden Branch waterway at the same time they are submitted to the City for Floodplain Development Permits. The LPNHOA will review such documents and provide comments to both the Developer and the City. Access to LPNHOA property is subject to the approval of the final drainage, retention, erosion control, and flooding plans by the LPNHOA.

14- The Developer shall develop a landscape plan to provide for a natural, elevated screen over and above the proposed fence along the entire length of their boundary with the ONCOR easement to the west. The purpose of this landscape is to augment the privacy of the Lake Parks North residences along Florence St. The contractor shall submit to the LPNHOA a detailed landscape plan that addresses this requirement for approval prior to implementation.

15- The Developer shall responsible for any and all legal costs associated with the transfer of any property from LPNHOA to the Developer for the purpose of providing vehicular traffic access to the proposed development.

On April 24, 2018 Mr. Santiago met with the Developer and presented the above list of concessions resulting from the LPNHOA Annual Meeting. The Developer accepted the aforementioned concessions and an agreement were reached by both parties.

Rezoning Initiative

The LPNHOA will endorse the rezoning initiative for Zoning Case Z180101/S180105 if and only if the City of Grand Prairie incorporates all of the elements of the above conceptual agreement into the subsequent Rezoning City Ordinance.

Furthermore, the LPNHOA conceptually agrees to grant use of our property to the Developer for the purpose of providing vehicular traffic access from Kingswood Blvd. provided:

1- The rezoning initiative is successful

2- The City of Grand Prairie incorporates the agreement between LPNHOA and the Developer into the City's Rezoning Ordinance.

3- The Developer submits the construction plans that cover the elements outlined in the conceptual agreement to the LPNHOA at the same time they are submitted to the City for permit. LPNHOA written approval of such plans is required prior to implementation.

4- The LPNHOA reserves the right to withdraw the use of its property if any of the items in the agreement and/or City Rezoning Ordinance are not honored by either party.

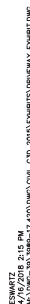
Request to the City of Grand Prairie


If the rezoning initiative is successful, the LPNHOA formally requests that our conceptual agreement with the Developer be honored and incorporated into the City Ordinance.

Summary

We are cognizant of the rights of citizens to embark on projects on their owned, private property and endorse projects that fuel progress and prosperity. We are also fully supportive the City of Grand Prairie in their pursuit of developments that promote the economic development of our city.

It is our understanding that the future of this project, as proposed, is dependent on the successful completion of the rezoning process. The LPNHOA supports the rezoning initiative and is fully committed to work with the City of Grand Prairie and the Developer to facilitate the resolution of these issues.



NO.	DATE		REVISION				
			7557 RAMBLER ROAD, SUITE 1400				
			DALLAS, TX 75231 972-235,3031				
			TX REG. ENGINEERING FIRM F-469				
			TX REG. SURVEYING FIRM LS-10088000				
DRIVEWAY SPACING EXHIBIT							
CAMP WISDOM ROAD DEVELOPMENT							
MARTIN BARNES RD. & CAMP WISDOM							
NORTH SIDE							
<i>City of Grand Prairie, Tarrant County, Texas</i>							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
ECS	TNB	APR 2018	1"=40'				

PK FILE: XXXX-XX.XXX PK-DRIVEWAY
EXHIBIT.DWG