

Alcuin School

6144 Churchill Way
Dallas, Texas 75230

April 8, 2015

Hillcrest Forest Neighborhood Association, Inc.
c/o Bruce Wilke
7227 North Janmar Drive
Dallas, Texas 75230

RE: Alcuin School – Application for Amendments to Planned Development District No. 368 with respect to the real property (the “**Property**”) described on Exhibit “A” attached hereto

Dear Mr. Wilke:

This letter represents the agreement (“**Agreement**”) ancillary to the resolutions of issues between Hillcrest Forest Neighborhood Association, a Texas nonprofit corporation (“**HFNA**”), and Alcuin School, a Texas nonprofit corporation (the “**School**”), pursuant to the Agreement (the “**MOU Agreement**”) dated April 7, 2015 by and between Alcuin School (the “**School**”), HFNA, Brittany Circle Neighborhood Association, and Parc Du Lac Property Corporation, relating to the proposed amendments to Dallas Planned Development District No. 368 (“**PD 368**”) and is effective only upon execution of this letter by both parties.

The parties hereby agree:

- (i) The School shall provide an off-duty police officer (or other legally permitted traffic control person) to control traffic at the most eastern parking lot entrance of the Property that is then being utilized by the School for morning carpool, in part to help manage traffic flow to and from the Property in a manner that facilitates entrance and exit onto and from the Brittany Circle entrance onto Churchill Way during the School’s morning carpool period.
- (ii) The School will not permit the use of the athletic field located on the eastern portion of the Property and shown on Exhibit “B” (the “**Eastern Athletic Field**”) by any entity not affiliated with the School, other than (1) in connection with agreements between the School and other schools, educational organizations or community organizations, or (2) by organizations providing sports leagues or competitions in which Alcuin students benefit, including, without limitation, the YMCA or select sports leagues.
- (iii) The School shall continue to use reasonable efforts (similar to those efforts utilized by the School in 2014) to manage any excess parking requirements arising out of special events

