

Parkhill

August 30, 2021

Jon Thatcher
City Attorney, City of Forney
101 Main Street East
Forney, TX 75126

RE: Park Dedication Ordinance Proportionality Analysis
Windmill Farms, Phases 4D-2 and 4D-3

Mr. Thatcher:

Parkhill has evaluated the preliminary plats submitted to City of Forney for Windmill Farms Phases 4D-2 and 4D-3 and provided a Proportionality Analysis attached as Exhibit A. Our analysis is based on the current parkland dedication ordinance and provides three alternatives for determining a rough proportionality for this development.

Alternative 1 uses data and standards consistent with the current park land dedication ordinance from 2018. Alternative 2 uses data and standards updated to today's figures in 2021. Alternative 3 uses 2021 data with standards adopted in the 2014 Parks and Open Space Master Plan.

Please do not hesitate to contact us if you have any questions regarding our findings.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sanford LaHue".

Sanford LaHue, PE
Parkhill

Enclosures

Exhibit A: Windmill Farms Phases 4D-2 and 4D-3 Proportionality Analysis