

**Snider Plaza Public Improvement District  
Petition for Creation**

The undersigned (“Petitioner”) who is an owner or authorized representative of the owner of real property (“property”) in the **Snider Plaza Public Improvement District** (“District”) respectfully files this petition (the “Petition”) requesting the University Park City Council (the “City Council”) to create the “District” in accordance with Chapter 372 of the Texas Local Government Code (the “Act”).

| <b>SECTION I: PROPERTY INFORMATION</b>  |                                      |
|---|--------------------------------------|
|   | UNIVERSITY PARK TX                   |
| <b>Property Address</b>   |                                      |
| <b>DCAD Account Number*</b>   | <b>Named Owner per DCAD*</b>         |
| <i>* Additional addresses and DCAD accounts may be attached for other properties on <b>Exhibit C</b>.</i>   |                                      |
| <b>IS THE NAMED OWNER AN INDIVIDUAL(S) OR AN ENTITY? CHECK ONE:</b>   |                                      |
| <input type="checkbox"/> ENTITY (I.E. BUSINESS CORPORATION, LIMITED LIABILITY COMPANY, ETC).<br><input type="checkbox"/> INDIVIDUAL PERSON(S)   |                                      |
| <b>SECTION II: PETITION APPROVAL</b>  |                                      |
| <b>A. IF OWNER IS AN INDIVIDUAL(S), READ AND SIGN BELOW:</b>  |                                      |
| <p>The Petitioner, whose signature and initials appear herein, represents, and warrants that he/she is the owner of the property named in this Petition and/or listed on <b>Exhibit C</b>, and that he/she requests or concurs with establishment of the District. With respect to community property, the City may accept the signature of a single spouse as a representation of both spouses that they request or concur with establishment of the District absent a separate property agreement. However, if staff is made aware of any disagreement between the owners of community property, that petition will not be counted.</p> |                                      |
| <b>X</b>  |                                      |
| <b>Owner Signature</b>  | <b>Date</b>                          |
| <b>B. IF OWNER IS AN ENTITY, READ AND SIGN BELOW:</b>   |                                      |
| <p><b>VERIFICATION OF SIGNATORY AUTHORITY:</b> I, the undersigned, am duly authorized to sign for the Entity, property accounts, and addresses named above and/or listed in <b>Exhibit C</b> and by executing this Petition, I hereby certify on behalf of the Entity that I have the authority to legally bind the Entity and to execute this Petition requesting or concurring with the establishment of the District on behalf of the Entity. I affirm that such binding authority has been granted by the Entity.</p>   |                                      |
| <b>X</b>  |                                      |
| <b>Signature of Authorized Signatory</b>  | <b>Date</b>                          |
| <b>Printed Name of Authorized Signatory</b>   | <b>Title of Authorized Signatory</b> |
| <b>SECTION III: CONTACT INFORMATION</b>   |                                      |
| <b>Email:</b>   | <b>Daytime Phone #:</b>              |

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By signing this petition, Petitioner agrees to pay a special assessment to be levied against his/her/its property for services and improvements to be provided by Snider Plaza Public Improvement District. Petitioner further agrees and concurs with all the following concerning the creation of the District and the method of assessment including excluded classes of assessable property as detailed herein:

- 1. General Nature of the Proposed Services and Improvements.** The assessments to be levied in the District and provided to Snider Plaza Public Improvement District shall include but are not limited to Snider Plaza employee parking and traffic control. Additionally, a smaller portion of the assessments may also be used for the administration of the District, including costs related to staff time, liability insurance, and financial audit related costs as authorized by the Public Improvement District Assessment Act in Chapter 372 of the Texas Local Government Code.
- 2. Estimated Cost of the Services and Improvements; No Bonded Indebtedness.** During the ten (10) year term of the District, the annual cost of services and improvements to be provided by Snider Plaza Public Improvement District is estimated to range from \$200,000 to \$250,000 annually. The total cost for the entire ten (10) year term is not anticipated to exceed \$2.3 M. The ten (10) year budget detailing the estimated cost per year and the total estimated costs for the entire term (the "Service Plan") is attached as **Exhibit B**.
- 3. District Boundaries.** The District is located within the City of University Park, Texas, a Texas home rule municipality. The boundaries of the District are shown on the attached map marked as **Exhibit A**.
- 4. Proposed Method of Assessment** Petitioner requests that the City Council apportion the costs of the services and improvements each year among the properties in the District for the special benefits accruing to such property. The costs shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. Based on current City policy, the total assessment each year shall not exceed \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from City of University Park real property taxes pursuant to Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.
- 5. Apportionment of Cost between the District and the City.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs based on special benefits accruing to the property. No assessment is levied against exempt properties like:
  - a. City of University Park-owned property including rights-of-way and public parks.
  - b. Nonprofit organization-owned property.
  - c. Railroad rights-of-way.
  - d. Cemeteries.
  - e. Religious organizations.

Property owners that are not excluded from assessment in the District shall pay the costs of the services and improvements by special assessment against their property. The City is not responsible for payment of assessments against City-owned property in the District. The City shall not bear any portion of the costs of the operations of the District, construction of the improvements, or management of the District, except as provided herein.

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6. **District Assessment Collections:** If the PID assessment collection is greater than the annual projected amount, the managing entity shall, subject to any future Council-adopted amendments to the City's PID policy:
  - a. be permitted to carry over up to 20% of the funds budgeted to the following year to account for delays or cost adjustments, provided that the cumulative 10-year total is not exceeded because of such carry-over.
  - b. reduce the amount of the assessment in the following year to absorb the over-collection.
  - c. return the funds to the property owners; or
  - d. submit a revised petition to obtain consent of the property owners for an increased collection.
  
7. **District Term:** Subject to the approval of the District by the University Park City Council, the new Snider Plaza Public Improvement District will operate from January 1, 2027, through December 31, 2036.
  
8. **District Management.** The District shall be managed by contract between the City and Snider Plaza Public Improvement District. Snider Plaza Public Improvement District, or its successor or assigns approved by the City Council, shall develop, and recommend the annual Service Plan and perform other responsibilities pursuant to contract with the City.
  
9. **Advisory Body.** The City Council will appoint an advisory body with the responsibility of developing and recommending an improvement plan. The composition of the advisory body shall include record owners of taxable real property in the District, as provided in Section 372.008 (b) of the Texas Local Government Code, as amended.

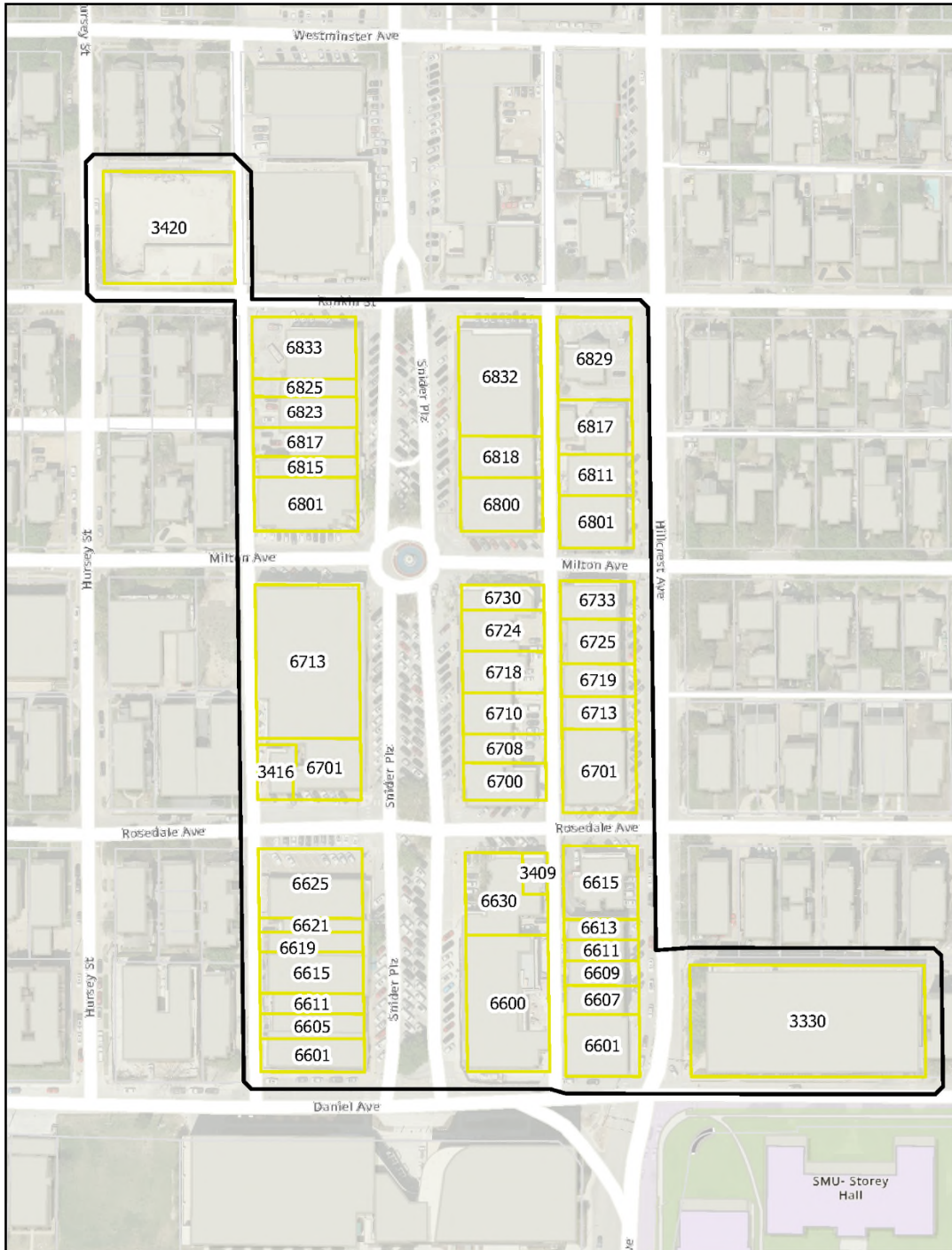
Attachments:

- Exhibit A** – Map of the proposed Snider Plaza Public Improvement District
- Exhibit B** – Service Plan/Proposed Improvement Order
- Exhibit C** – Additional Properties (if needed)

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# Snider Plaza Public Improvement District Petition for Creation

## Exhibit A



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Exhibit B

**Snider Plaza Public Improvement District  
Service Plan 2027 - 2036**

|          |                             | %           | 2027<br>Forecast | 2028<br>Forecast | 2029<br>Forecast | 2030<br>Forecast | 2031<br>Forecast | 2032<br>Forecast | 2033<br>Forecast | 2034<br>Forecast | 2035<br>Forecast | 2036<br>Forecast |
|----------|-----------------------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Income   | Net Assessment              | 83%         | \$194,285        | \$201,085        | \$208,123        | \$215,408        | \$222,947        | \$230,750        | \$238,826        | \$247,185        | \$255,837        | \$264,791        |
|          | City Contribution           | 17%         | \$40,000         | \$20,000         | \$10,000         | \$5,000          | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              |
|          | Carryover                   | 0%          | 0                | \$27,225         | \$37,109         | \$39,808         | \$40,481         | \$39,300         | \$41,439         | \$47,082         | \$56,420         | \$69,653         |
|          | <b>TOTAL</b>                | <b>100%</b> | <b>\$234,285</b> | <b>\$248,311</b> | <b>\$255,233</b> | <b>\$260,215</b> | <b>\$263,428</b> | <b>\$270,050</b> | <b>\$280,265</b> | <b>\$294,267</b> | <b>\$312,257</b> | <b>\$334,444</b> |
| Expenses |                             |             |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|          | Offsite Employee Parking    | 77%         | \$159,120        | \$162,302        | \$165,548        | \$168,859        | \$172,237        | \$175,681        | \$179,195        | \$182,779        | \$186,434        | \$190,163        |
|          | Promotions & Communication  | 1%          | \$2,040          | \$2,081          | \$2,122          | \$2,165          | \$2,208          | \$2,252          | \$2,297          | \$2,343          | \$2,390          | \$2,438          |
|          | Audit & Insurance           | 5%          | \$10,200         | \$10,404         | \$10,612         | \$10,824         | \$11,041         | \$11,262         | \$11,487         | \$11,717         | \$11,951         | \$12,190         |
|          | Administration & Management | 17%         | \$35,700         | \$36,414         | \$37,142         | \$37,885         | \$38,643         | \$39,416         | \$40,204         | \$41,008         | \$41,828         | \$42,665         |
|          | <b>TOTAL</b>                | <b>100%</b> | <b>\$207,060</b> | <b>\$211,201</b> | <b>\$215,425</b> | <b>\$219,734</b> | <b>\$224,128</b> | <b>\$228,611</b> | <b>\$233,183</b> | <b>\$237,847</b> | <b>\$242,604</b> | <b>\$247,456</b> |

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**EXHIBIT C: Additional Properties**

This Exhibit C is an extension of the Snider Plaza PID Petition signed by the Petitioner. By signing this Petition, the Petitioner represents that he/she is the owner of or has the authority to sign as the Authorized Representative for each property listed below and that he/she requests or concurs with the establishment of the District.

---

Account Number

---

Property Address

Suite #

---

City

State

Zip Code

---

Name of Owner

---

Account Number

---

Property Address

Suite #

---

City

State

Zip Code

---

Name of Owner

---

Account Number

---

Property Address

Suite #

---

City

State

Zip Code

---

Name of Owner

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