

August 1, 2018

Mayor and Council Members
City of San Marcos
630 East Hopkins
San Marcos, TX 78666

Re: Public-Private-Partnership for the development of the San Marcos Centerpoint Commons Sportsplex.

Mayor Thomaides and Members of the San Marcos City Council:

Thank you for your continued efforts to bring the San Marcos Centerpoint Commons Sportsplex ("Sportplex") project to our growing community. The Sportsplex plans to feature eight multi-purpose, synthetic turf athletic fields designed to accommodate youth sporting and recreational events with teams and organizations from across the country. In addition to the outdoor fields, the Sportsplex also plans to feature an indoor D-BAT training facility consisting of approximately 12 retractable training "cages," indoor practice space, weight training facilities and a computer resource studio with individual study workrooms to provide convenient after-school programs for the youth of the community. Collectively, these two components of the Sportsplex will attract national events ranging from baseball and softball to lacrosse, soccer, flag football and more.

The Pursuant Ventures Development team, and our consultants, have extensive experience in the planning, designing and construction of complex development projects across the country. Foundationally, the proposed agreement ensures that the development team, and not the City of San Marcos, bears the burden of the risk in ensuring that this project is delivered on-time and on-budget.

Operationally, our strategic partnership with the D-BAT organization will be the differentiator in generating the tournament volume that will make the project a success while providing invaluable operational insight that will optimize the user experience and economic performance of the project from both the public and private perspectives. In addition to the high-quality and amenities of the Sportsplex, D-BAT's brand recognition in the youth sports community will further position this project as one of the best venues in the country to host youth sports and recreation events.

We are thoroughly excited to move this project forward with the support of the Council and City staff. I believe that the Centerpoint Commons Sportsplex will be a catalyst in elevating the experience that our community has to offer.

Best,



Tyler Sibley
President
Pursuant Ventures Development, LLC