

LETTER OF INTENT

City of Kerrville
Kerrville, TX

Todd Parton
City Manager
701 Main Street
Kerrville, TX 78028

Re: D-BAT Kerrville Baseball / Softball Complex

Dear Todd Parton:

Thank you for choosing D-BAT Kerrville as your partner in the proposed Baseball/Softball Complex to be located off Holdsworth Drive.

Working with D-BAT Kerrville will provide the following benefits to the City of Kerrville:

- 1.) We will build a solid “Baseball/Softball Destination Location”. A location and a brand that will bring highly competitive Softball and Baseball tournament play to the Kerrville Hill Country, providing a minimum conservative economic impact of over \$2.1 million in annual revenue to the City of Kerrville and surrounding areas.**
- 2.) We will create and maintain a clean, safe and professionally run Baseball/Softball facility and environment that everyone from the youngest players to the oldest spectators will enjoy.**
- 3.) We will create and maintain a facility that will not only support Kerrville Little League but will also help support our neighboring Little League communities (i.e. Boerne, Center Point, Comfort, Fredericksburg, Harper, Ingram, Johnson City, Junction, Marble Falls, and North San Antonio and the New Braunfels area.)**
- 4.) D-BAT will reduce the city’s cost/management burden long term and limit the city’s human resources that could be better utilized in other areas.**
- 5.) D-BAT with its reputation throughout the U.S. will support the city’s desire to bring a higher level of Hotel and Restaurant chains to Kerrville.**
- 6.) D-BAT agrees to align/support/partner with our local Kerrville Little League Organization to ensure all their Baseball/Softball field needs are met.**

With all of your objectives in mind we offer you this letter of intent:

D-BAT Kerrville (official partnership name TBD) offers this Letter of Intent (the "Letter") confirming and outlining the mutual intent to enter into the herein described business transaction between City of Kerrville and D-BAT Kerrville (hereinafter sometimes collectively referred to as the "Parties"). The business transaction that is the subject of this Letter is identified as:

D-BAT Kerrville Baseball/Softball Complex

The principal terms and conditions are substantially as follows:

Overall Structure

In order to effectuate this transaction the parties agree to complete the respective tasks, obligations, or requirements:

D-BAT Kerrville intends to enter into a lease and management agreement with City to operate a D-BAT indoor training facility, as well as manage the proposed Baseball/Softball Complex.

-The building to be approximately 12,000 to 14,000 sq. ft. of heated and air conditioned space for the needs of the D-BAT indoor training facility which includes approximately finished out 2,000 square feet (Pro Shop, Offices, Restrooms designed by D-BAT). D-BAT understands that an additional amount of square footage will be added for the needs of the City of Kerrville.

- All build out of interior of training facility will be D-BAT's responsibility. (To include turf, netting, machines, pro shop inventory, lighting and other necessary equipment to run facility).

-D-BAT will operate the complex in the best interest of both City of Kerrville and D-BAT.

-D-BAT will be consulted during the design and construction of the indoor training facility prior to construction. D-BAT must have final indoor facility design approval to ensure it will fulfill D-BAT's operational needs.

-D-BAT understands it will be responsible for assisting with maintenance of fields during tournaments, with the assistance of City personnel.

-D-BAT agrees to work with Kerrville Youth Baseball Softball Association (KYBSA) to promote growth of all participants. Reduced rates for field use will be determined by the City prior to each season. Paid private lessons (one-on-one or group) will be not be allowed on fields without prior approval of D-BAT Kerrville.

-D-BAT will have full rights to manage all concessions at both fields and training facility.

- # of annual tournaments will be @ full discretion of D-BAT management Team.

-All utilities @training facility will be D-BAT's responsibility/field lights being responsibility of party utilizing, w/predetermined amount agreed upon, utilities for city office space will be responsibility of City of Kerrville.

-The City of Kerrville will support recommendations for field usage/changes in order to maximize tournament play if trends and/or data creates demand in either baseball or softball that cannot be met due to current field design constraints.

The City of Kerrville desires to enter into agreement with D-BAT Kerrville to operate both an indoor training facility, as well as manage the proposed Baseball/Softball complex as specified herein.

In addition, The City of Kerrville also agrees to the following:

-City will build Training facility building , field complex, concession stands and parking lots at no cost to D-BAT, other than previously described monthly rent (listing below).

-City agrees, to the best of its ability, to facilitate an opening in Nov of 2016.

- City will provide water for fields which may include effluent water.
- City agrees to controlled access to entire facility, with no unauthorized/unscheduled use of fields.
- D-BAT agrees to control all scheduling for the entire indoor/outdoor facility activities.
- City agrees to provide staff for maintenance/prep of fields in coordination w/D-BAT. Team Schedules will be coordinated between both parties.
- D-BAT agrees to pay The City of Kerrville 10% of Concessions received during Tournament play.
- City agrees to work with appropriate parties to allow D-BAT use of other city owned and operated fields for tournament weekends for overflow needs.
- Term of lease on both bldg. and sports complex to be 20 years with additional option for two (2) five (5) year extensions if mutually agreed upon by both parties.

The ground lease and building lease will be structured as follows: The City of Kerrville and D-BAT agree that there will not be a ground lease charge or a building lease charge for the first 24 months the complex is open, The tentative opening date is November 1, 2016 or as soon as practicable, thereafter. After the first 24 months of initial operation the Lease payment structure will be based upon the number of tournaments held during the prior 12 months. **The term Tournaments used in this document refers to a Baseball or a Softball event of any age group consisting of a minimum of 20 teams playing in the event, with a minimum of 10 players per team, or totaling at least 200 players per tournament event.**

Number of Tournaments/Teams participated the prior year	Monthly	Monthly
	Ground Lease Payment	Building Lease Payment
0 to 4 Tournaments or 0 to 80 teams	\$9,000	\$5,000
5 to 7 Tournaments or 81 to 140 teams	\$8,000	\$4,500
8 to 10 Tournaments or 141 to 200 teams	\$6,000	\$4,000
11 to 19 Tournaments or 201 to 220 teams	\$4,000	\$3,000
20 + Tournaments or more than 400 teams	0	0

Please reference ATTACHMENT 1 for a performance example and the economic impact associated with running a number of various Tournaments along with the ground lease and land lease charges associated.

Please reference ATTACHMENT 2 as examples of the economic impact associated with running 5 Tournaments a year and 10 Tournaments a year.

The Parties agree to enter into negotiations to consider the Terms and Conditions of this Letter, to determine whether this transaction is viable for both parties. Both parties agree not to enter into negotiations or solicit information or negotiations with any third party from date of this Letter signed by both parties until the term of negotiations has ended either as specified below, or by a mutual written agreement signed by the Parties confirming negotiations have ended.

Confidentiality

In the case that any confidential information should be exchanged between the Parties, resulting from negotiations under the Terms and Conditions of this Letter, both parties shall agree to make any necessary efforts to keep all information confidential, but subject to the Texas Public Information Act (Ch. 552, TX. Gov't Code).

Time

Parties shall make all reasonable efforts to finalize negotiations and have a final written agreement binding the Parties to proceed with the transaction by May 12, 2015. Upon this date, all obligations of the Parties under this Letter shall automatically terminate. At any time prior to the expiration of the Term of Negotiations the Parties may mutually agree in writing to terminate the Term of Negotiations early.

Public Announcement

Non-Binding Obligation:

THIS LETTER OF INTENT DOES NOT CONSTITUTE OR CREATE, AND SHALL NOT BE DEEMED TO CONSTITUTE OR CREATE, ANY LEGALLY BINDING OR ENFORCEABLE OBLIGATION ON THE PART OF EITHER PARTY TO THIS LETTER OF INTENT. NO SUCH OBLIGATION SHALL BE CREATED, EXCEPT BY THE EXECUTION OF A SEPARATE WRITTEN AGREEMENT BETWEEN THE PARTIES REGARDING THE PROPOSED TRANSACTION, AND THEN ONLY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH SEPARATE AGREEMENT.

If the City finds the terms and conditions of this Letter to be acceptable and an accurate reflection of the intentions of both parties, please indicate this acceptance by signing in the space provided below and returning this letter to D-BAT Kerrville at its principal place of business identified below on or before April 30, 2015. Any changes to the material Terms and Conditions as identified herein by Todd Parton will require the reconsideration of D-BAT Kerrville.

Sincerely,



D-BAT Kerrville

By: Thomas R. Houdeshell

Title: Partner of D-BAT Kerrville LLC

Return a signed original of this Letter of Intent to my attention at the following address:

Thomas R. Houdeshell
500 Riverhill Blvd.
Kerrville, TX 78028

ACCEPTED AND AGREED

By: Todd Parton
Title: City Manager, City of Kerrville

ATTACHMENT 1

D-BAT & The City of Kerrville Performance-based Lease Agreement Structure

PERFORMANCE EXAMPLE					
Year	Monthly Ground Lease Payment	Monthly Building Lease Payment	Dean Runyon's Economic Impact to The City of Kerrville	# Tournaments	
1	\$0	\$0	\$0	0	
2	\$0	\$0	\$0	0	
3	\$9,000	\$5,000	\$1,089,000	5	
4	\$8,000	\$4,500	\$2,178,000	10	
5	\$6,000	\$4,000	\$3,267,000	15	
6	\$4,000	\$3,000	\$4,356,000	20	

ATTACHMENT 2:

Below is a very conservative look at the economic impact to the City of Kerrville using the attached reference of Economic Impact Formulas from Bill Cline Dean Runyon & Associates

Dean Runyon & Associates Economic Impact Formulas

Number of Tournaments/Year	5
Number of Teams/per Tournament	20
Number of Players per Team	10
Number of Players Minimum for 5 Tournaments	1000
Persons per Room (Dean Runyon)	3.30
<u>Visitors per Year</u>	<u>3,300</u>
Expenditure per Day (Dean Runyon)	\$110.00
Expenditure per Day Total	\$363,000.00
3 Day Average Stay (Dean Runyon)	3.0
Total Annual Economic Impact (Dean Runyon)	<u>\$1,089,000</u>

Dean Runyon & Associates Economic Impact Formulas

Number of Tournaments/Year	10
Number of Teams/per Tournament	20
Number of Players per Team	10
Number of Players Minimum for 10 Tournaments	2000
Persons per Room (Dean Runyon)	3.30
<u>Visitors per Year</u>	<u>6,600</u>
Expenditure per Day (Dean Runyon)	\$110.00
Expenditure per Day Total	\$726,000.00
3 Day Average Stay (Dean Runyon)	3.0
Total Annual Economic Impact (Dean Runyon)	<u>\$2,178,000</u>

Economic Impact Formulas
From Bill Cline
Dean Runyon & Associates
October 26, 2012

Day Trip – one person \$69.00/day

Day Trip – Family \$185.00/day for 2.7 persons

Special Events - \$110.00/person/day with 3.3 persons/room
(industry standard): example

6,060 Special event room nights
X3.3 persons/room (industry standard)
19,998 Total special event overnight visitors
X110 average expenditure/persons/day

Consumer – \$79.00 average expenditures/person/day, based on
3 persons/room: example

187,258 consumer taxable room nights
X3 persons/room
561,774 visitors
X79 Average expenditures/person/day
\$44,380,146 Total consumer visitor revenue

Convention – example

32,930 Room nights (taxable & non taxable)
X2.2 delegates/room (industry standard)
72,446 total convention delegates
X152 average expenditures/person/day
\$11,011,792 Total convention revenue

Prepared for the MARKET TEXAS TOURISM, Office of the Governor, Texas Economic Development & Tourism

TEXAS HOTEL/MOTEL PERFORMANCE, ANNUAL DATA (YTD Through December 31)

By MSA/ By City	Number of Rooms	%	\$ Room Revenues (000's)				Est. \$ Rate	Occupancy	Point	\$ REVENUE	\$ Change
			2013	2014	Change	2013	2014	% Chg			
GIDDINGS	236	0	2,664	3,665	37.6	54.37	64.30	56.9	66.2	9.3	30.93
GLEN ROSE	449	4.5	4,078	4,801	17.7	62.74	60.01	39.7	46.7	7.1	24.88
GOLDTHWAIT	0	22	0	0	187	0	46.75	0	49.8	49.8	0.0
GONZALES	278	349	25.5	10,400	11,825	13.7	123.81	128.53	82.6	72.3	-10.3
GRAFORD	119	114	-4.2	2,340	1,872	-20.0	137.65	144.00	39.3	31.4	-7.9
GRAHAM	275	261	-5.1	4,069	4,061	-2	81.38	86.40	49.9	49.3	-6
GRANBURY	571	566	-9	7,576	9,053	19.5	80.60	86.22	45.1	50.8	5.6
GROESBECK	99	99	0	837	899	7.4	41.85	40.86	55.4	61.0	5.5
GUN BARREL	99	99	0	929	1,060	14.1	51.61	55.79	49.8	52.6	2.8
HALLERVSTI	142	142	0	2,874	2,544	-11.5	87.09	74.82	63.7	65.6	1.9
HAMILTON	57	57	0	618	833	34.8	61.80	64.08	48.1	62.5	14.4
HASKELL	39	39	0	800	827	3.4	72.73	82.70	76.8	70.2	-6.5
HASLAM	44	44	0	250	340	36.0	41.67	42.50	37.4	49.8	12.5
HEBBRONVIL	105	104	-1.0	1,102	1,252	13.6	52.48	54.43	54.8	60.4	5.7
HEMPHILL	29	18	-37.9	530	506	-4.5	88.33	126.50	56.7	60.9	4.1
HEREFORD	149	149	0	2,615	2,825	8.0	72.64	83.09	66.2	62.5	-3.7
HERMLEIGH	0	32	0	0	464	0	58.00	58.00	0	68.8	68.8
HILLSBORO	591	591	0	4,983	5,098	2.3	50.33	51.49	45.9	45.9	0
HILLTOP LA	14	14	0	74	101	36.5	37.00	50.50	39.0	39.0	0
HORSESHOE	347	350	9	11,719	12,328	5.2	183.11	198.84	50.5	48.6	-1.9
HUNT	283	275	-2.8	3,283	3,343	1.8	78.17	83.58	40.7	39.8	-1.9
HUNTSVILLE	689	719	4.4	10,912	13,875	27.2	66.94	79.29	64.8	66.7	1.9
INGRAM	73	70	-4.1	1,026	1,171	14.1	102.60	106.45	37.5	43.3	5.8
IRAN	49	49	0	910	849	-6.7	75.83	65.31	67.1	72.7	5.6
IREDELL	55	55	0	3,086	4,494	45.6	308.60	345.69	49.8	64.8	14.9
JACKSBORO	41	29	-29.3	273	385	41.0	39.00	48.13	46.7	75.6	28.9
JACKSONVIL	349	347	-6	3,654	3,366	-7.9	54.54	55.18	52.7	48.2	-4.5
JASPER	333	341	2.4	3,494	4,269	22.2	56.35	60.99	51.0	56.3	5.3
JEFFERSON	100	123	23.0	866	1,164	34.4	54.13	55.43	43.8	46.6	2.8
JEWETT	150	156	4.0	1,714	1,866	8.9	57.13	58.31	54.8	56.3	1.5
JOHNSON CI	92	80	-13.0	1,187	1,432	20.6	74.19	95.47	47.6	51.4	3.8
JUNCTION	220	206	-6.4	3,485	3,642	4.5	64.54	79.17	67.4	61.2	-6.3
KARNACK	9	9	0	157	170	8.3	78.50	85.00	60.9	60.9	0
KARNES CIT	43	147	241.9	677	3,778	458.1	61.55	94.45	69.6	74.7	5.1
KENEDY	551	696	26.3	12,870	19,684	52.9	89.38	108.15	71.5	71.6	1
KERMIT	50	70	40.0	1,070	1,984	85.4	82.31	104.42	71.2	74.2	3.0
KERRVILLE	1,048	1,038	-1.0	14,500	15,776	8.8	73.60	80.08	51.5	52.0	5.5
KINGSLAND	42	50	19.0	840	1,129	34.4	120.00	125.44	46.2	49.0	2.8

1. Roomnights sold (from estimated rate and actual rooms revenues). 2. Occupancy: nights sold divided by nights available (x 100). 3. Taxable and gross room revenues are from Texas Comptroller (with 12% added on average if gross not reported; covers monthly, government, charity, educational rents). Prepared by Source Strategies, Inc., P.O. Box 120055, San Antonio, Texas 78212. (210) 734-3434 FAX (210) 735-7970 Website: sourcestrategies.org



D-BAT ACADEMIES

2101 Midway Rd, Ste 300 | Carrollton, TX 75006 | (972) 398-1000



[ACADEMY LOCATIONS](#) [FRANCHISE INVESTMENT OPPORTUNITY](#) [EMPLOYMENT](#) [DRAFT PICKS](#) [CONTACT](#)

About D-BAT Academies

D-BAT was founded in 1998 and is considered by many to be one of the premier baseball and softball training facilities in the country. Founding partners Cade Griffis and Craig Penfold, opened D-BAT with the vision:

Provide a quality teaching environment with professional instruction to enhance the baseball and softball experience for players at all levels from little league through the pros.

In setting forth on the journey to accomplish this vision, D-BAT opened its original location in a small facility in North Dallas with two employees – Cade Griffis, a former collegiate and professional baseball player, believed that the best way to teach the game was by getting into the details of baseball and softball with each and every player and instructing them as individuals. Cade has as a core belief that every player plays a different game and should be taught to maximize his or her talents to suit his or her game. Cade also wanted to create a new type of baseball academy where there are multiple revenue streams beyond the typical baseball training facility. A typical baseball training facility has one instructor who gives private lessons in an abandoned warehouse with some nets strung up from the rafters. D-BAT Academies feature an exceptionally well-lit, indoor climate-controlled facility, with an environment that invites parents to be a part of their ballplayer's development.

In 2006, D-BAT moved from its original location to a larger, state-of-the-art facility and further implemented programs to benefit players. At this time, Kirk Kiser joined the ownership team and took on the title of Director of Membership Development.

D-BAT began franchising operations in 2008 and is one of the fastest growing baseball academies in the country. This is due in large part to the innovative way that D-BAT has been able to create multiple, non-traditional revenue streams for franchisees.

With over ten years of successfully fulfilling the original vision, D-BAT is now moving to expand its prestigious academies to enhance the baseball and softball experience for players at all levels from little league through the pros.



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2101 Midway Rd, Ste 300 | Carrollton, TX 75006 | (972) 398-1000

[ACADEMY LOCATIONS](#)[FRANCHISE INVESTMENT OPPORTUNITY](#)[EMPLOYMENT](#)[DRAFT PICKS](#)[CONTACT](#)**D-BAT Addison**

15605 Wright Bros. Dr.
Addison, TX 75001
(972) 387-3228

D-BAT Allen

505 Century Pkwy #150
Allen, TX 75013
(214) 383-4499

D-BAT Atlanta

2345 Adams Dr NW
Atlanta, GA 30318
(404) 355-9700

D-BAT Austin

3813 Halos Way,
Bld. B/Ste. 240
Pflugerville, Texas 78660
(512) 251-HITS (4487)

D-BAT DFW

2870 Market Loop
Southlake, TX 76092
(817) 251-4902

D-BAT Ft. Worth

6651 Corporation Pkwy, Ste 100
Fort Worth, TX 76126
(817) 560-3228

D-BAT Frisco

10875 John W. Elliot Dr, Ste 100
Frisco, TX 75034
(972) 325-HITS (4487)

D-BAT Golden Triangle

5900 Park Vista Cir
Fort Worth, TX 76244
(817) 337-3228

D-BAT Lakeside

2502 Lawing Ln
Rowlett, TX 75088
(972) 463-3228

D-BAT Lewisville

1500 Fairway Suite 1201
Lewisville, TX 75057
(972) 353-3322

D-BAT Little Rock

4209 S. Shackleford Rd
Little Rock, AR 72204
(501) 725-2727

D-BAT Lubbock

6104 45th St
Lubbock, TX 79407
(806) 788-1402

D-BAT Mansfield

615 S. Wisteria
Mansfield, TX 76063
(682) 518-2408

D-BAT Mountainside

1124 Globe Ave
Mountainside, NJ 07092
(908) 518-7950

D-BAT Monroe

2511 Washington St.
Monroe, LA 71201
(318) 699-DBAT (3228)

D-BAT OKC

801 NW 122nd St.
Oklahoma City, OK 73114
(405) 694-4448

D-BAT Peoria

8716 W. Ludlow Drive,
Suite 17 & 18
Peoria, AZ
(623) 412-3228

D-BAT San Antonio

2250 Chipley Cir
San Antonio, TX 78217
(210) 826-3228

D-BAT Tulsa

13679 E. 61st St
Tulsa, OK 74012
(918) 286-3700

D-BAT Tyler

4715 Candy Ln
Tyler, TX 75701
(903) 939-2771

D-BAT Waco

7524 Bosque Blvd
Waco, TX 76712
(254) 655-6500

D-BAT West Houston

4310 Brittmoore
Houston, TX 77041
(713)-460-3228

D-BAT Wichita Falls

7455 Seymour Highway
Wichita Falls, TX 76310
(940) 244-3228



San Antonio North

2250 Chipley Cir
San Antonio, TX 78217
(210) 826-3228

Hours of Operation

Monday-Friday: 12pm – 9pm
Sat: 10am – 6pm | Sun: 12pm – 6pm



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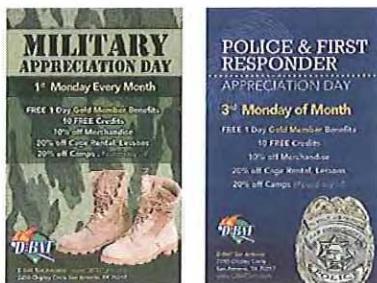


Welcome

D-BAT San Antonio North is the Premier Baseball and Softball training facility in the country. In addition to private baseball and softball lessons, we offer pitching machines with real baseballs and softballs, a fully-stocked Pro shop, over 50 camps and clinics and more.

Events

Visit the [CAMPS & CLINICS](#) page for more details!!



D-BAT Video



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San Antonio North

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TOKENS

(13-15 Pitches)**1-9 Tokens: \$1.50 each****10 Tokens: \$12.00****20 Tokens: \$20.00****20 or more Tokens: \$1.00 each**

Ask us how a Membership saves you money!

MEMBERSHIPS

	Non-Member	GOLD - \$48 a Mo. 10 FREE every day	PLATINUM - \$88 a Mo. 10 FREE every day and more!
1 HOUR LESSON	\$75.00	\$60.00	\$52.50
1/2 HOUR LESSON	\$45.00	\$36.00	\$31.50
1 HR CAGE RENTAL	\$35.00	\$28.00	\$24.50
1/2 HR CAGE RENTAL	\$20.00	\$16.00	\$14.00
TOKENS	20 for \$20	10 Free/Day	UNLIMITED
CAMPS/CLINICS/ SHOWCASES	Full Price	20% Off	30% Off
MERCHANDISE DISCOUNTS	0%	10% Off	15% Off

EXTRAS

1. PLATINUM MEMBERSHIP: Works as a Gold Membership at other locations
2. TOKENS: \$1.50 each, 10 tokens \$12.00, 20 tokens \$20.00
3. BIRTHDAY PARTIES: Includes 1 instructor for 1 hour, playing games, 10 FREE tokens, use of party room for 2 Hours
4. MINI CAMPS FOR TEAMS: \$35 per kid. Minimum of 8 kids. 3 Hours instruction on hitting, fielding, and pitching
5. NO CARRY OVERS: on tokens, cage rentals or field rentals
6. ADD A SIBLING: \$10 a month to any membership
7. MEMBERSHIPS: For individual use only

CAMPS & CLINICS

OVER 50 PER YEAR

- Spring Break Camps
- Summer Camps
- Winter Camps
- Holiday Camps
- Live Hitting Leagues
- Fielding Camps
- College Showcase Clinics
- Beginner / Youth Camps
- Bat Speed Clinics
- Power Pitching Clinics
- Power Hitting Clinics

PLATINUM MEMBERS: 30% OFF

D-BAT Extras

Platinum Memberships work as Gold Memberships at other locations

Tokens:

\$1.50 each
10 for \$12.00
20 for \$20.00

PRICING**Birthday Parties:**

1 instructor for 1 hour
Playing Games,
50 Free Tokens

Memberships:

Gold members and Platinum members get free every day!

Add a sibling to any D-BAT Membership for

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San Antonio North

2250 Chipley Cir
San Antonio, TX 78217
(210) 826-3228

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Sat: 10am – 6pm | Sun: 12pm – 6pm



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Batting Cages



D-BAT Extras

Platinum Memberships work as Gold Members at all other locations

Tokens:

\$1.50 each
10 for \$12.00
20 for \$20.00

PRICING M

Birthday Parties:

1 instructor for 1 hour
Playing Games,
50 Free Tokens

Memberships:

Gold members and Platinum members get free every day!

Add a sibling to any D-BAT Membership for

At D-BAT San Antonio North, our batting cages use real baseballs and softballs.

All of our pitching machines will accommodate baseball along with slow pitch and fast pitch softball.

Speeds range from:

Baseball

40mph, 50mph, 60mph, 70mph

Fast Pitch Softball

40mph, 50mph, 60mph

Slow Pitch Softball

The perfect speed

TOP

1 2 3 4 5 6 7 8



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(210) 826-3228

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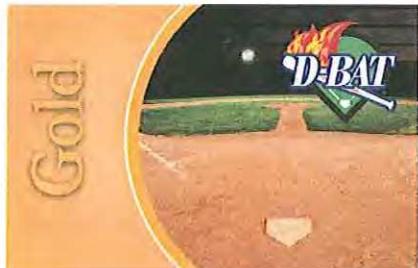


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Membership

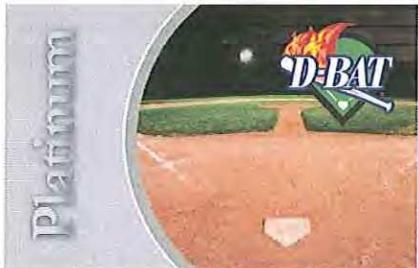
Why should you have a membership at D-BAT San Antonio North?

At D-BAT San Antonio North, there are many benefits to our membership program. D-BAT Memberships award you with discounts on lessons, camps and clinics, cage rentals, and pro shop merchandise. One of the biggest benefits to being a member is being able to use the pitching machines for FREE everyday. Not only does this provide players with the reps they need to improve, but it is also the perfect way to warm up before your next hitting lesson.



GOLD Membership: \$48/month

- 10 FREE pitching machine tokens per day
- 20% OFF Lessons
- 20% OFF Camps and Clinics
- 10% OFF Pro shop merchandise



PLATINUM Membership: \$88/month

- UNLIMITED pitching machine tokens per day
- 30% OFF Lessons
- 30% OFF Camps and Clinics
- 15% OFF Pro shop merchandise

Memberships are for individual use only.

D-BAT Extras

Platinum Memberships work as Gold Members at all other locations

Tokens:

\$1.50 each
10 for \$12.00
20 for \$20.00

PRICING M**Birthday Parties:**

1 instructor for 1 hour
Playing Games,
50 Free Tokens

Memberships:

Gold members and Platinum members get free every day!

Add a sibling to any D-BAT Membership for

TOP

1 2 3 4 5 6 7 8 9 10



San Antonio North

2250 Chipley Cir
San Antonio, TX 78217
(210) 826-3228

Hours of Operation

Monday-Friday: 12pm – 9pm
Sat: 10am – 6pm | Sun: 12pm – 6pm



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Cage Rental



Cage rentals are available for both teams and individuals.

Call us to reserve your cage today at (210) 826-3228.

[BOOK AN APPT](#)

D-BAT Extras

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[PRICING M](#)

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Team Practices

Need someone to help design an effective and efficient practice or an extra hand running drills or throwing batting practice? We can help!

A D-BAT professional instructor can help you run team practices for your team!

Our instructors will help you to:

- Design a batting practice, bullpen session, or fielding practice
- Get more players involved through multiple stations/drills
- Help guide and instruct your players on proper fundamentals and mechanics
- Throw live batting practice, hit ground balls, or field throws from your players

D-BAT Extras

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20 for \$20.00

PRICING M

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D-BAT San Antonio North: Birthday Parties

celebrate your
BIRTHDAY
@DBAT

EACH PARTY INCLUDES:

Use of our 1000 sq ft party room with 70" inch tv and refrigerator.

10 kids included, \$10 for each additional child.

1 instructor/employee for 1 hour of games or instruction.

Each party receives card loaded with \$50 worth of machine cage tokens.

Each party is free to bring in any food, cake and decorations.

2 hours in party room and 3 regular cages.

\$185
Party Pricing

Register online at www.DBATSan.com or call (210) 826-DBAT
D-BAT San Antonio | 2250 Chipley Circle | San Antonio, TX 78217



D-BAT Extras

Platinum Memberships work as Gold Members! all other locations

Tokens:

\$1.50 each
10 for \$12.00
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PRICING M**Birthday Parties:**

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Lessons - Baseball

At D-BAT San Antonio North, lessons are taught with the ballplayer as the focus while involving the parents during the lesson. We have great instructors who can instruct players at every improvement. However, our instructors can not be at the ballplayer's games, so they rely on the parents for feedback on how the player is doing in game situations.

Raul Quiroz
Baseball Instructor

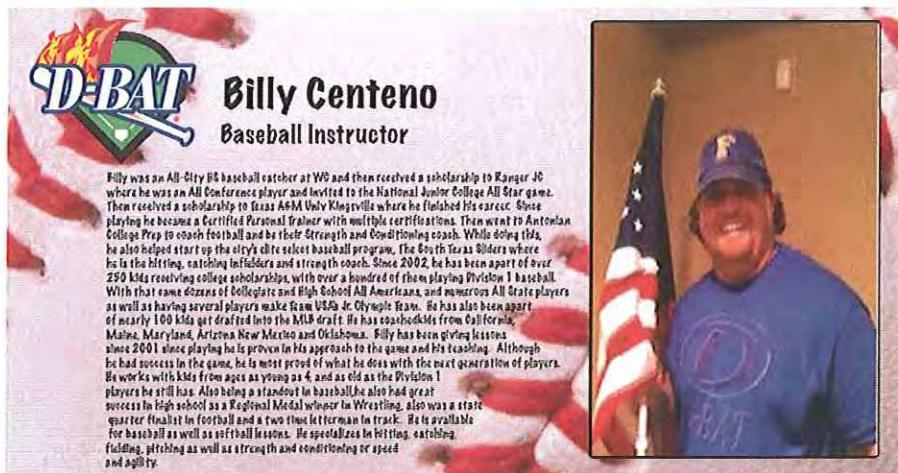
Raul played baseball at Laredo Alexander HS earning a scholarship to Laredo Community College where was a junior college All-American. After LCC he attended Incarnate Word University where he was the Heartland Conference pitcher of the year & a DII 1st team All-American in 2005. Raul is available for hitting, pitching & field lessons.

Jeff Leach
Baseball Instructor

Jeff played baseball at Roosevelt High School where he earned All-City honors before attending McMurry University. Jeff coaches high school select baseball teams and gives private lessons to players of all ages. Players he instructs have earned 4A & 5A All-District and All-State honors and have earned scholarships to play baseball at Division 1 schools. He provides lessons for hitting, pitching and fielding for all positions.

Jeff@dbatsan.com

BASEBALL LESSONS



D-BAT **Billy Centeno**
Baseball Instructor

Billy was an All-City 1B baseball catcher at WG and then received a scholarship to Ranger JC where he was an All Conference player and invited to the National Junior College All Star game. Then received a scholarship to Texas ASA Uvaly Killeen where he finished his career. Since playing he became a Certified Personal Trainer with multiple certifications. Then went to Antonian College Prep to coach football and be their Strength and Conditioning coach. While doing this, he also helped start up the city's elite select baseball program, The South Texas Sliders where he is the hitting, catching, infielders and strength coach. Since 2002, he has been apart of over 250 kids receiving college scholarships, with over a hundred of them playing Division 1 baseball. With that same dozen of College and High School All Americans, and numerous All State players as well as having several players make State USA Jr. Olympic teams. He has also been apart of nearly 100 kids get drafted into the MLB draft. He has coached kids from California, Maine, Maryland, Arizona, New Mexico and Oklahoma. Billy has been giving lessons since 2001 since playing he is proven in his approach to the game and his teaching. Although he had success in the game, he is most proud of what he does with the next generation of players. He works with kids from age as young as 4 and as old as the Division 1 players he still has. Also being a standout in baseball he also had great success in High school as a Regional Medal winner in Wrestling, also was a state quarter finalist in football and a two time letterman in track. He is available for baseball as well as softball lessons. He specializes in hitting, catching, fielding, pitching as well as strength and conditioning or speed and agility.



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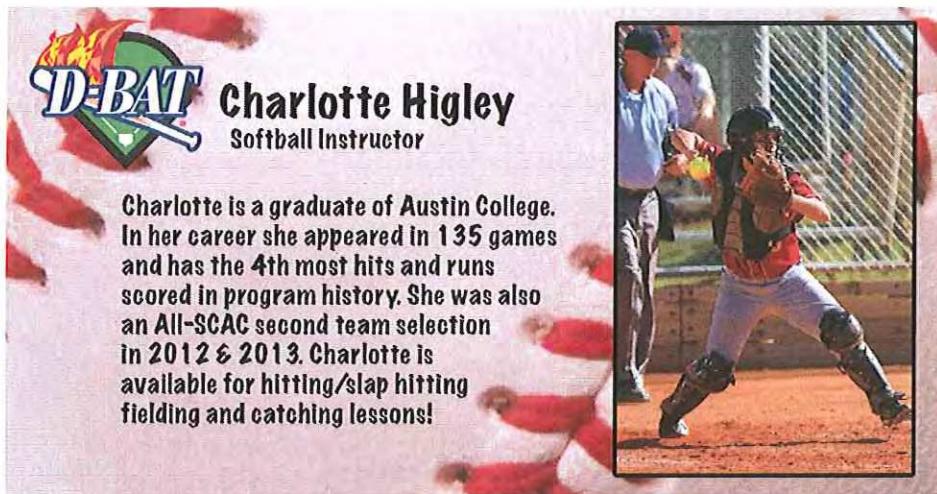
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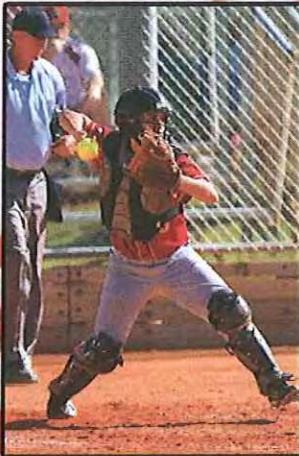
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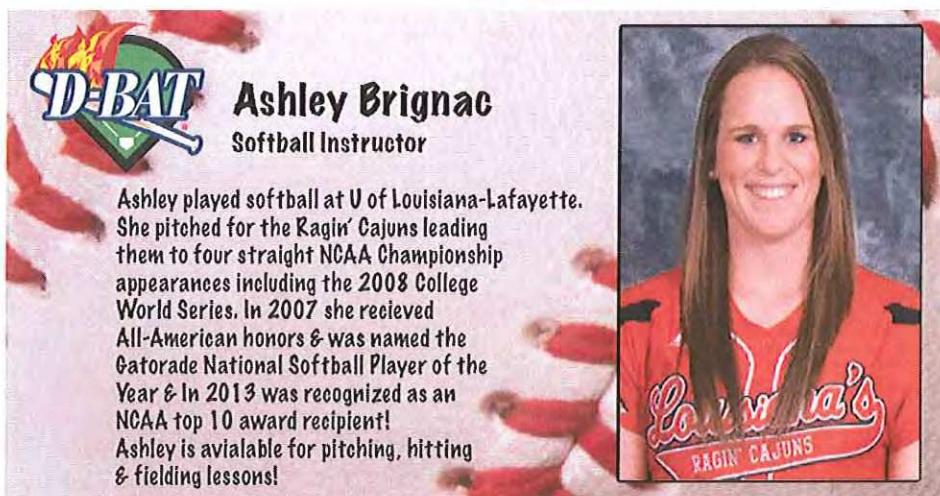
Lessons - Softball



Charlotte Higley
Softball Instructor

Charlotte is a graduate of Austin College. In her career she appeared in 135 games and has the 4th most hits and runs scored in program history. She was also an All-SCAC second team selection in 2012 & 2013. Charlotte is available for hitting/slap hitting fielding and catching lessons!





Ashley Brignac
Softball Instructor

Ashley played softball at U of Louisiana-Lafayette. She pitched for the Ragin' Cajuns leading them to four straight NCAA Championship appearances including the 2008 College World Series. In 2007 she received All-American honors & was named the Gatorade National Softball Player of the Year & in 2013 was recognized as an NCAA top 10 award recipient! Ashley is available for pitching, hitting & fielding lessons!



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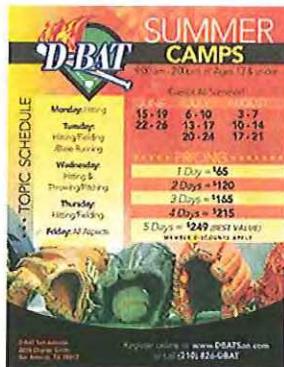
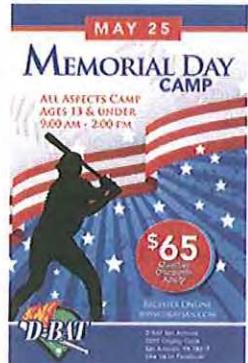
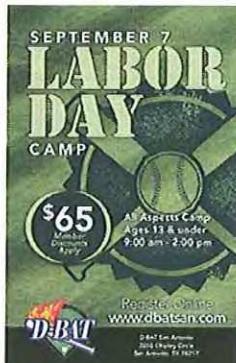
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Camps & Clinics

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Upcoming Clinics & Events

Fiesta Camp

April 24th

Memorial Day Camp

May 25th

Summer Camps

June 15- 19th

June 22-26th

July 6-10th

July 13-17th

July 20-24th

August 3-7th

August 10-14th

August 17-21st

Labor Day Camp

September 7th

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Proshop

