



290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

FILE ID #21

July 2, 2020

Mr. Garry Ford, PE  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

**RE: Escrow Request – Grace Meadows**  
**Section 118-39(a). – Escrow Request for Barbarossa Rd Sidewalk and Turn Lane Improvements**

Mr. Ford,

Please accept this letter for the request to escrow the cost of the 6' sidewalk and left hand turn deceleration lane along Barbarossa Rd. There is currently an approved bond project to widen Barbarossa Rd. Should the improvements for the proposed sidewalk and deceleration be built before the bond project is completed, there would more than likely be an added cost to the City for removing and replacing these improvements. It would be beneficial to the City and developer to have these cost escrowed. Should the City accept this request, the valuation of the improvements will be provided during the design and paid prior to the recordation of the plat.

We respectfully request an approval to escrow these improvements in-lieu of constructing them. Please contact me if you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'Tim Gorena', with a stylized flourish at the end.

Tim Gorena, PE  
Project Manager  
HMT Engineering & Surveying



290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

FILE ID #21

July 2, 2020

Mr. Garry Ford, PE  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

**RE: Waiver Request – Grace Meadows  
Section 118-11 – Waiver Request for Alves Ln and Barbarossa Rd Traffic Signal**

Mr. Ford,

The current traffic impact analysis shows that in the current condition a traffic signal is warranted at the intersection of Barbarossa Rd and Alves Lane by the Grace Meadows development. The City has an approved bond project to expand Barbarossa Rd from 2 lanes to 4 lanes. A traffic impact analysis was performed previously by Lee Engineering on 4/10/2020 that showed when the intersection of Barbarossa Rd and Alves Lane is improved as part of the upcoming bond project, that a traffic signal will no longer be warranted.

Because the City is in the process of improving this intersection to a level of service that no longer warrants a traffic signal, we would like to request the requirement for the construction of the traffic signal be waived. Additionally, trying to construct the traffic signal in the current condition of Barbarossa, would likely cause additional cost for the City to demolish and realign the traffic signal poles during the bond project road expansion.

Should the construction of the traffic signal not be waived, we would like to request that the cost for constructing these improvements be escrowed. Constructing the signal for the current condition of the two lane road along Barbarossa would more than likely result in additional cost for the City to remove and replace these improvements with the future expansion of Barbarossa road as part of the bond project.

We respectfully request an approval to waive or escrow these improvements in-lieu of constructing them. Please contact me if you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'Tim Gorena', with a stylized flourish at the end.

Tim Gorena, PE  
Project Manager



290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

FILE ID #21

July 2, 2020

Mr. Garry Ford, PE  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

**RE: Waiver Request – Grace Meadows  
Section 118-11 – Waiver Request for Alves Ln Sidewalk**

Mr. Ford,

The master plan being submitted requires the developer to construct a 6' sidewalk along the future Alves Lane ROW that runs along the West side of the Grace Meadows property. We would like to request this requirement be waived. Only half of the ROW of Alves Lane is being dedicated on the Grace Meadows tract and there is not a current design for the construction of Alves Lane. Given these circumstances, we would like to request a waiver for this improvement.

Should the construction of the sidewalk along Alves not be waived, we would like to request that the cost for constructing these improvements be escrowed. Since there is not currently a plan in place for the construction of Alves Lane, any attempt to construct a sidewalk at this time would also more than likely add significant reconstruction costs when Alves lane is built.

We respectfully request an approval to waive or escrow these improvements in-lieu of constructing them. Please contact me if you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'Tim Gorena'.

Tim Gorena, PE  
Project Manager