

**CERTIFICATE FOR RESOLUTION**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BRIDGESTONE MUNICIPAL UTILITY DISTRICT §

I, the undersigned Secretary of the Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District"), hereby certify as follows:

1. The Board convened in regular session, open to the public, on the 10<sup>th</sup> day of August, 2021, at the regular meeting place thereof, and the roll was called of the members of the Board, to-wit:

Mikuel K. Draper	President
Michael Crayton	Vice President/Treasurer
Skip Warren	Secretary
David Berry	Assistant Secretary
Martha Gutierrez	Director

All members of the Board were present, except Director Warren, thus constituting a quorum. Whereupon, among other business, the following was transacted at such meeting:

**RESOLUTION ADOPTING COMMUNITY PARK MASTER PLAN**

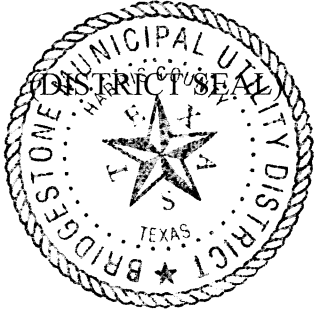
was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Resolution be adopted; and, after due discussion, such motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: 4 NOES: 0

2. A true, full, and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in said Board's minutes of such meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance of the time, place, and purpose of such meeting and that such Resolution would be introduced and considered for adoption at such meeting and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; such meeting was open to the public, as required by law, and public notice of the time, place and purpose of such meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code, as amended.

SIGNED AND SEALED the 10<sup>th</sup> day of August, 2021.

  
Asst. Secretary, Board of Directors



## RESOLUTION ADOPTING COMMUNITY PARK MASTER PLAN

WHEREAS, Board and the District's consultants have held a public hearing to consider the Bridgestone Municipal Utility District Community Park Master Plan (the "Master Plan"), at which hearing the Board reviewed the history of the master plan development, and the Board has reviewed the park plan covering the land, improvements, facilities and equipment to be purchased or constructed and their estimated cost, together with maps, plats, drawings and data fully showing and explaining the park plan;

WHEREAS, the Board has reviewed a description of the needs and priorities for future parks and recreational facilities, both indoor and outdoor priorities as described in the Master Plan; and

WHEREAS, the Board has reviewed the proposed goals and objectives of the District's plan and standards used in preparation of the plan for parks and recreational facilities within the District and any land which may hereafter be annexed into the District; and

WHEREAS, the Board of the District finds it to be in the best interests of the residents and taxpayers of the District to adopt the Master Plan for future parks and recreational facilities for the District.

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BRIDGESTONE MUNICIPAL UTILITY DISTRICT:

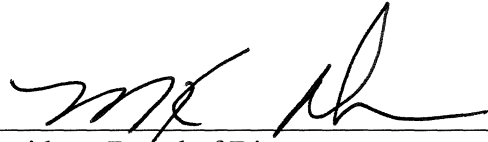
Section 1. That the District hereby approves and adopts the Master Plan as presented at this meeting and described in Exhibit "A" to this Resolution;

Section 2. The Master Plan and all related reports, master plans, maps and profiles shall be filed in the meeting place and office of the District, and open to inspection by the public;

Section 3. The Master Plan may be filed with the Texas Parks & Wildlife Department ("TPWD"), as needed, in support of District applications to TPWD for District parks and for such grant applications as may be necessary and appropriate in the premises; and

Section 4. The Board reserves the right to revise, amend and update the Master Plan from time to time, as necessary.

PASSED AND APPROVED this 10<sup>th</sup> day of August, 2021.

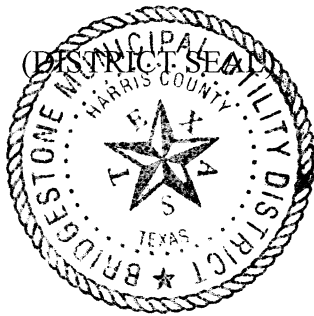


\_\_\_\_\_  
President, Board of Directors

ATTEST:



\_\_\_\_\_  
Asst. Secretary, Board of Directors



# BRIDGESTONE MUD MASTER PLAN 2021



by  
Bud Gessel

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# Adoption of the Plan

- **Bridgestone MUD Board of Directors Meeting  
August 10<sup>th</sup> 2021**
- Adopted this Master Plan for the district
- Adopted the priority list attached
- 1% of all our parkland is in the 100 year flood plain and all plans are engineered for no impact on the flood plain and approved by Harris County Flood Control District – individual project public meetings will be conducted if deemed necessary.

# Resolution

8/20/2021

Bridgestone Municipal Utility  
District Master Plan 2021

4



# Overall Plan Description

- District Area – 2314 acres Ultimate 2500 acres
- Population – Present 19,466 Ultimate 25,000
- Park Area – Present 14 acres Undeveloped
- Detention ponds -
- Paving of the interconnecting trail loops on the detention upper bank to provide walking and biking for the entire district

# Overall Plan Description

- **The Bridgestone Municipal Utility District is a governmental body in the State of Texas, and one of its duties is to provide parks and recreation to the community under Chapter 49 and 54 of the Texas Water Code.**
- **This park and trail planning project started in January 2020 initial contract with Texas A&M University (TAMU) – College of Architecture– Department of Landscape Architecture and Urban Planning to plan an interconnecting trail system on our detention ponds. It was after this initial plan that the Bridgestone Municipal Utility District (BMUD) Board of Directors decided that an ultimate plan for our community was needed due to the rapid development occurring in the district for single family dwelling units, commercial property development and ultimate build out of our acreage. The purchase of 14 acre park adjacent to our new community center occurred and then resulted in conceptual design for this park was done by 4&One LSA .**
- **The 2 planning activities together gave us the basis for the ‘master plan’ for our local parks, trails and greenway for the entire BMUD. There have been multiple benefits from doing this planning.**
  1. **Interconnectivity of the trail system to all subdivisions in the district and to adjacent districts.**
  2. **Identify budget concerns on funding a portion through park bonds without raising taxes.**
  3. **Start proposed Interlocal Agreements with Harris County Flood Control District for trails through their property.**
  4. **Identify priority list through public input**

# Park Projects In-Process

- **Greenspace Identification – by 4&One**
- **Conceptual Park Plan for Bridgestone MUD Community Park by 4&One**
- **Environmental, historical, and endangered species study on 14 acre tract**

# PUBLIC INPUT SESSIONS

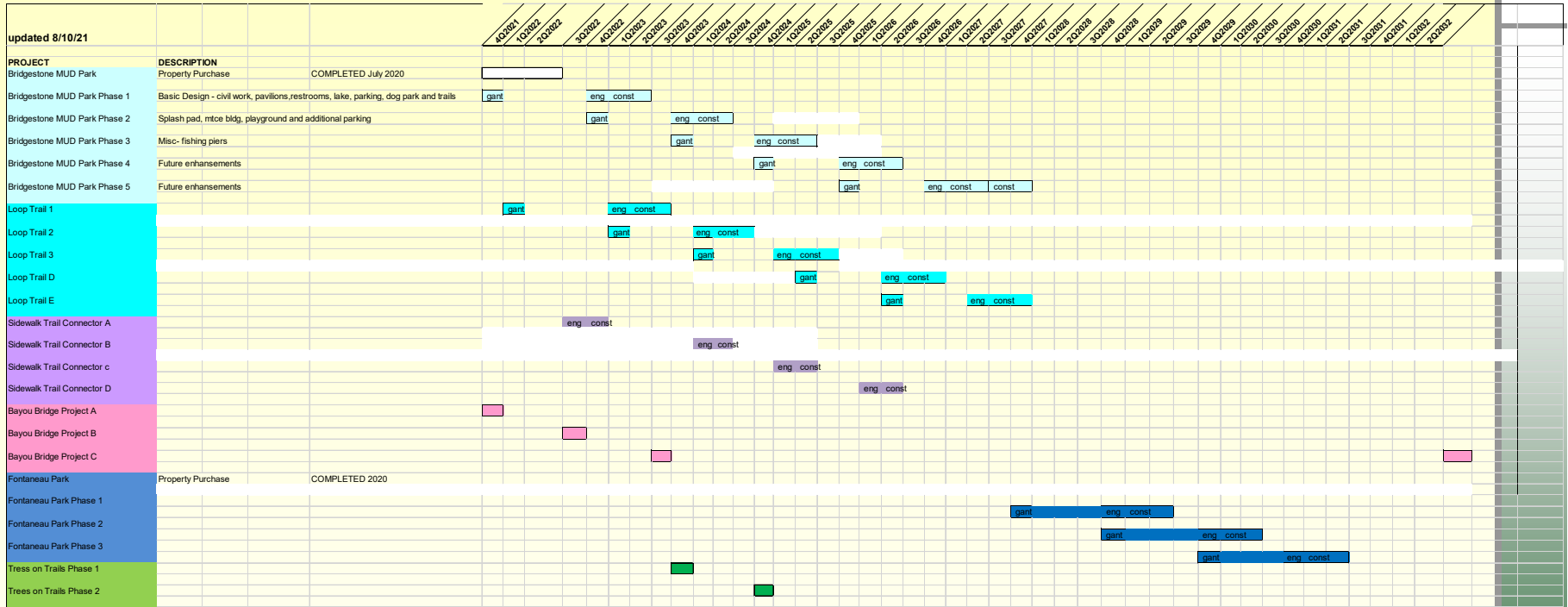
- June 10<sup>th</sup> 2021 Presentation of Conceptual Master Plan for 14 acre park by 4&One  
15 attendees
- August 3<sup>rd</sup> 2021 Public Hearing on Master Plan – No comments 15 attendees
- August 10<sup>th</sup> 2021 Master Plan Public Hearing & Plan Adoption 50 attendees

# ACCOMPLISHMENTS-PARKS

- November 2019 completed construction of new community center adjacent to future park
- Jan-May 2020 -Commissioned Texas A&M LSA Class to provide a Master Plan for the Bridgestone MUD (see link on the last page for the complete plan package)
- July 2020 purchased 14 acre property adjacent to new community center
- July 2020 –A&M Master Plan completed
- January 2021 – Commissioned 4&One to do Conceptual Master Plan for 14 acre park
- June 2021 Conceptual Master Plan presented (see link on the last page for the complete plan package)
- August 2021 Bridgestone Master Park Plan adopted

# 10 Year Master Plan Timeline

For detailed view go to the link on the last page-



# Needs –Priorities

PRIORITY LISTS	OUTDOOR	RANK 2021	Survey Top	Survey Number Count
WALKING TRAILS / BAYOU BRIDGES		1	10	17
PLAYGROUND		2	0	15
COMMUNITY PAVILION		3	5	14
RESTROOMS		4	1	14
OPEN LAWN EVENT AREA		5	0	11
BIKE PATHS		6	1	10
SPLASH PAD		7	1	8
DOG PARK		8	0	8
FISHING		9	0	6
FITNESS		10	0	6
GAMING		11	0	6
BASKETBALL		12	0	4
SKATE PARK		13	0	4
TENNIS		14	0	4
PICNIC		15	0	1
INDOOR PRIORITY				
LIBRARY		1	0	1
MAINTENANCE BUILDING		2	0	0
EXPAND COMMUNITY CENTER		3	0	0
GREENHOUSE		4	0	0

# Goals & Objectives

- Preserve greenways throughout the community and develop Bridgestone MUD Community Park
- Build a hike and bike trails interconnecting the community HOA parks.
- Addition of amenities & sidewalks to the existing parks and community building.



# Standards Used

- AASHTO

- ADA

- IMBA

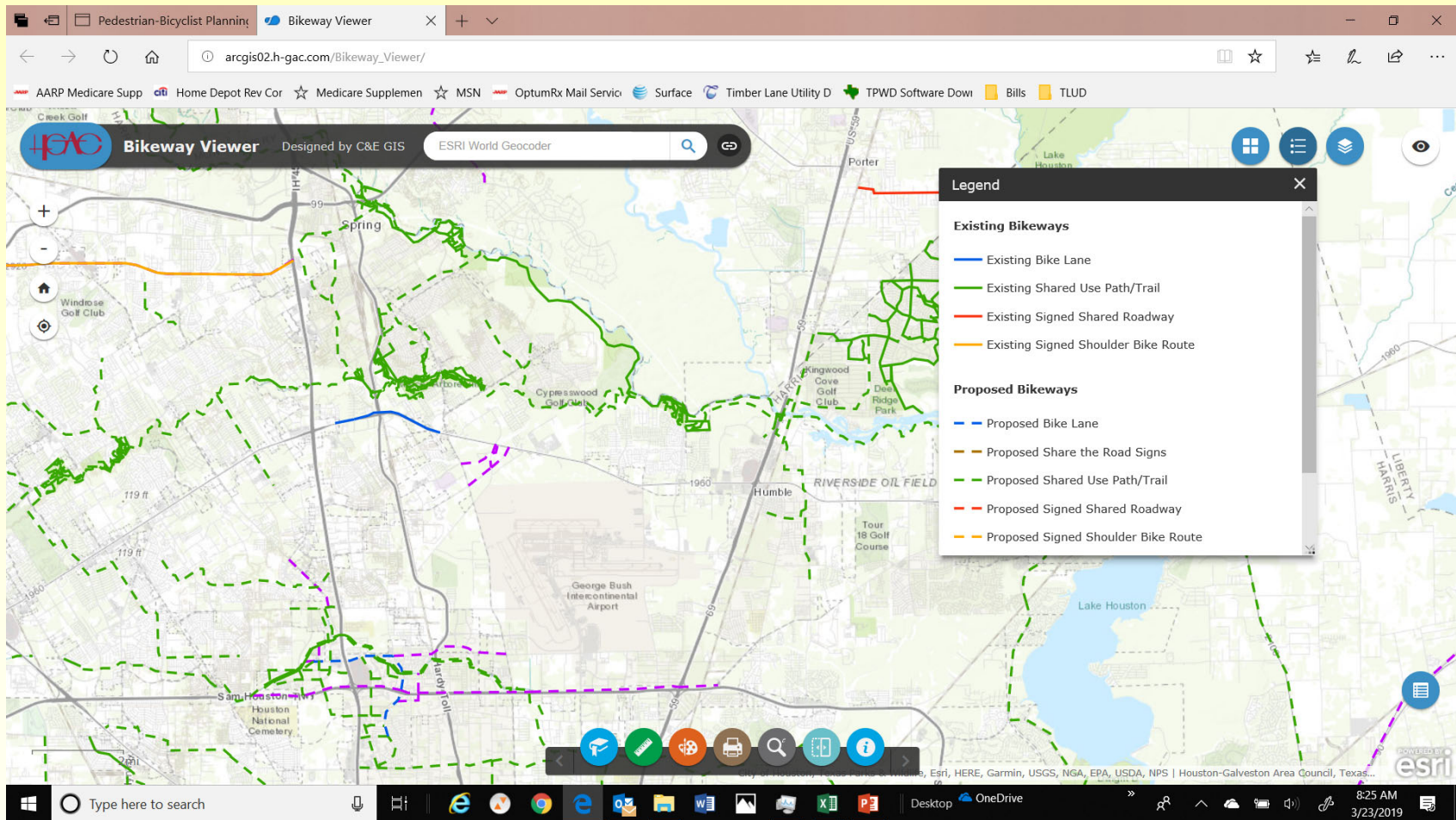
- PARK PLANNING

1. National Recreation and Parks, Park, Recreation and Open Space Guidelines.
2. U.S. Department of Interior ,U.S. Fish and Wildlife Service , Classification of Wetlands and Deep Water Habitats of the United States. 1992
3. Landscape Architectural Graphic Standards, L.J. Hopper 2007
4. Landscape Detailing, Volume 4- Water, Michael Littlewood, 2001
5. Planning and Urban Design Standards, Emina Sendich 2006
6. Landscape Planning, Environmental Planning 4th Edition William Marsh 2005
7. Landscape Restoration Handbook 2nd Edition, Harker and Harker 1999
8. Inventory and Monitoring of Wildlife Habitat, Allen Cooperrider, R. Boyd, and H. Sturart, 1986
9. Landscape Plants for Texas and Environs, Michael Arnold, 2002
10. Wildlife Management Techniques Manual. Sanford Shemnitz, 1988
11. Timesaver Standards for Landscape Architecture, Charles Harris and Nicholas Dines , 1988
12. Texas Wildscapes, Gardening for Wildlife, Noreen Damude and K. C. Bender 1999
13. Native Texas Plants, Landscaping Region by Region, Sally Wasowski and Andy Wasowski,1997

# Maps

- Harris County Master Bike Plan Map
- Conceptual Design for Bridgestone MUD Community Park
- Bridgestone Hike & Bike Trail –Flood Map
- Bridgestone Hike & Bike Trail –Loop Map
- Greenspace in District
- Detention Pond Ownership PAGE 1
- Detention Pond Ownership PAGE 2

# Maps – H-GAC Bike Master Plan



# Maps – Conceptual Bridgestone MUD Community Park



# Maps -100 Year Flood Plain

## FLOODPLAIN

The site has a series of detention ponds scattered strategically through the area to assist with stormwater runoff attenuation. these can be used as connecting devices for trail systems.

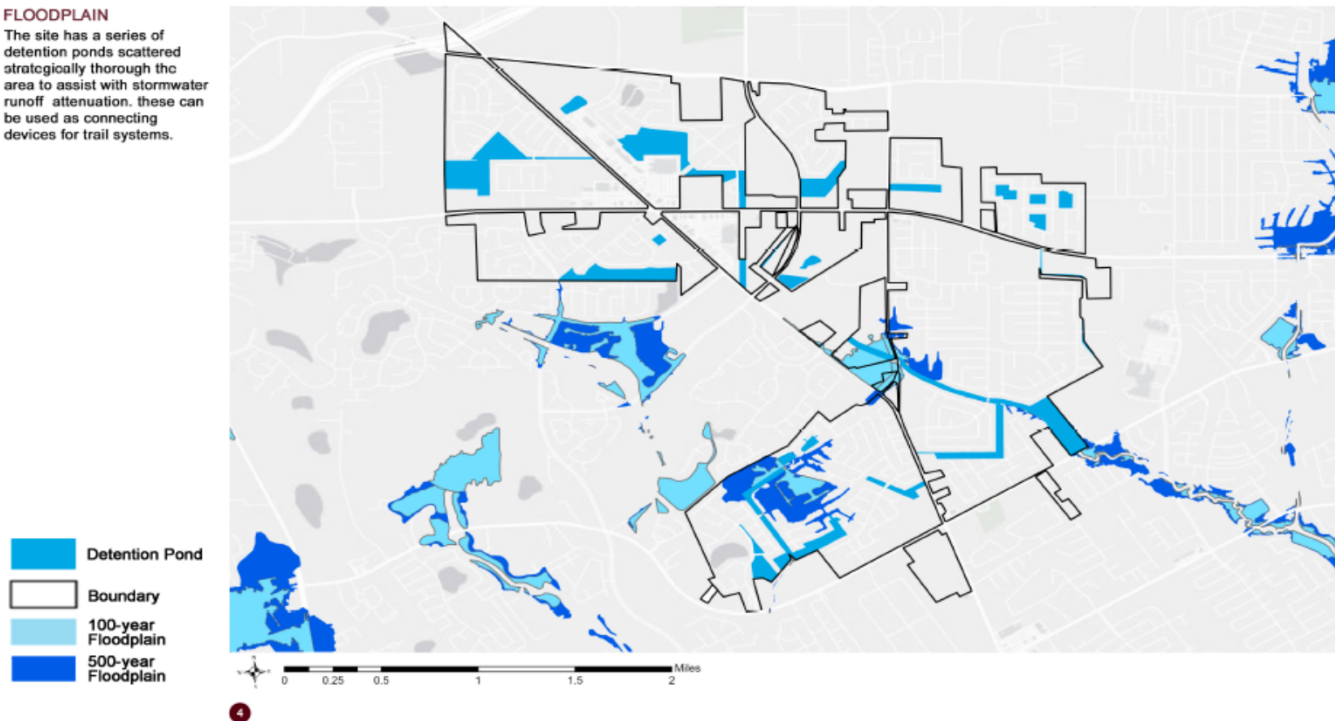


FIGURE 4  
100-Year Floodplain  
(Data retrieved from FEMA,  
2017)

# Maps – Bridgestone Hike & Bike Trail System Plan

## PROJECT SUMMARY

**Total Length:**  
17.80 Mi

**New Sidewalk Length:**  
2.27 Mi

**Existing Sidewalk Length:**  
4.10 Mi

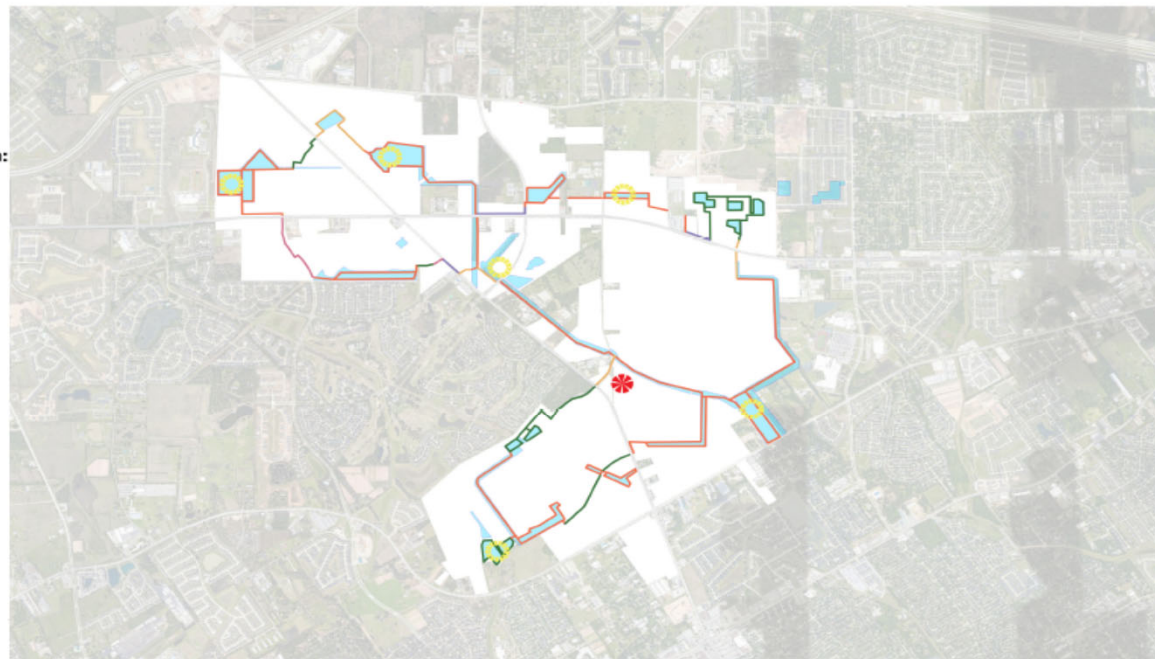
**New Trail Length:**  
11.43 Mi

## Estimated Cost (8ft wide)

**Low Cost Scenario:**  
\$505,290

**Safe Action Scenario:**  
\$1,251,549

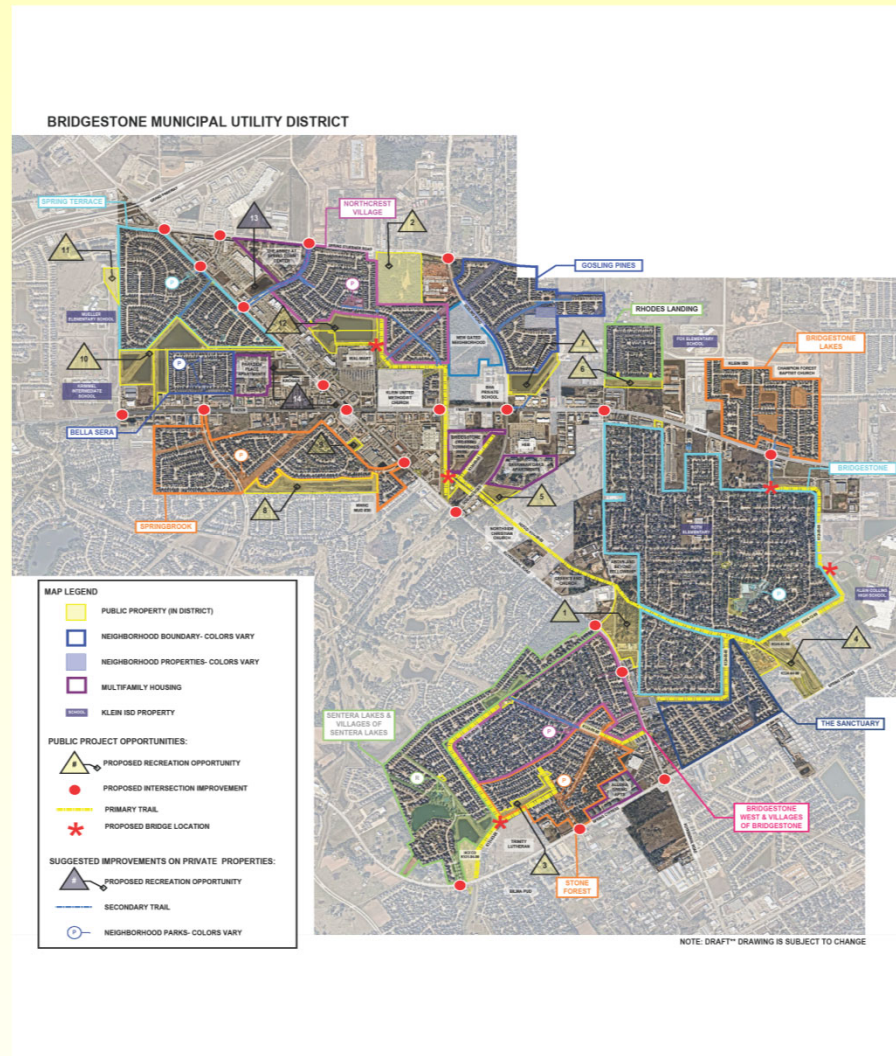
**Design Oriented Scenario:**  
\$7,090,482



**FIGURE 1**  
*Proposed trails*

-  Water Connection
-  Proposed Park
-  Main Road without Sidewalk
-  Main Road with Buffer without Sidewalk
-  Minor Road without Sidewalk
-  Local Road with Sidewalk
-  New Constructed Trails

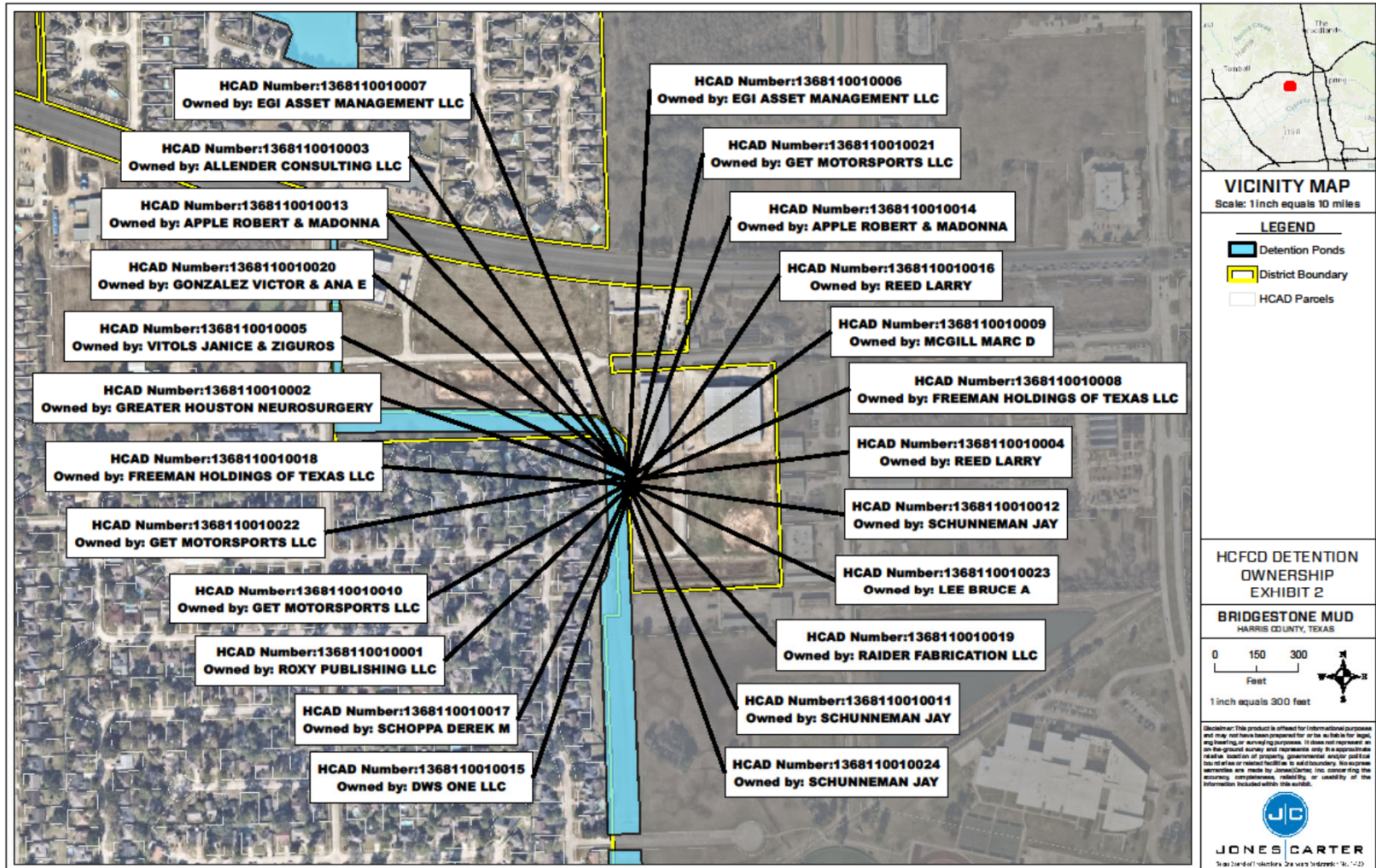
# Maps- Greenspace in District







# Detention Pond Ownership



# Demographics Index

- Demographics Map– see link on last page
- Demo – Race/Popul/Income – see link on last page
- Demo – Race/Sex/Age – see link on last page
- Demo – Child/Employ/Inco– see link on last page
- Demo – Household/Growth – see link on last page
- Demo – Elementary School Demographics-TEA  
Elementary Report Card Totals- pg 23

# Elementary School Demographics

ELEMENTARY TEA REPORT CARD 2019-20				Klein
	Mueller	Roth	Fox	DISTRICT AVERAGE
Enroll Race/Ethnicity				
African	18.4	9.8	na	15
Hispan	42.5	44.1	na	42.3
White	23.3	34.4	na	30.5
Amer Indian	0.2	0.9	na	0.4
Asian	12.4	6.6	na	8.3
Pacif Iland	0.2	0	na	0.1
			na	
Econ Disadvantaged	40	50.9	na	60.2

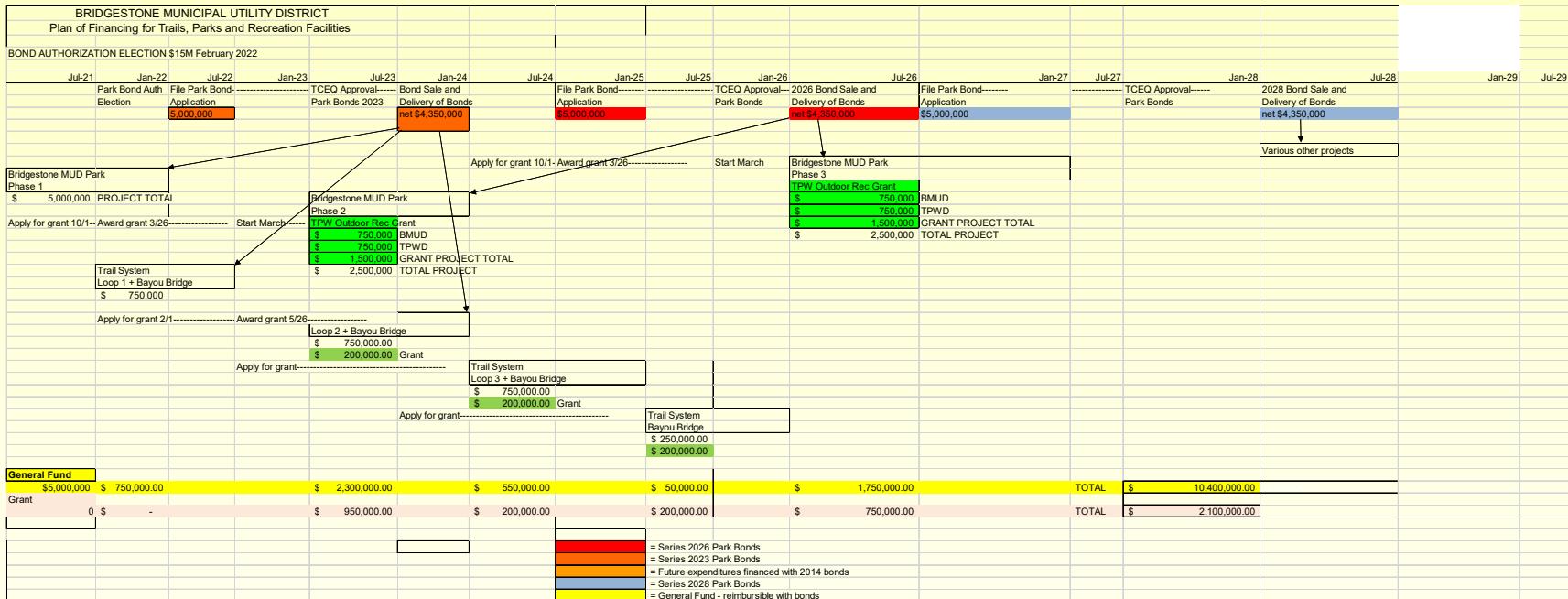
# District Population Projections

Bridgestone MUD 10 YEAR PLAN - POPULATION PROJECTIONS							
2021-2031	CONNECTIONS IN THE DISTRICT			ASSESSED EVALUATION		CONSTRUCTED SECTIONS 2021	
PROJECTED POPULATION	ACTIVE (est)	UNDER CONST	TOTAL	\$			
19,466	6616	183	6799	1,500,000,000.00	2020 ACTUAL	BRIDGESTONE	
20,009	6799	183	6982	1,534,770,000.00	2020 + NEW 2021 CONST	BRIDGESTONE WEST	
20,553	6982	183	7165	1,569,540,000.00	2021 + NEW 2022 CONST	STONE FOREST	
21,096	7165	183	7348	1,604,310,000.00	2022 + NEW 2023 CONST	VILLAGES OF SENTERA LAKES	
21,640	7348	183	7531	1,639,080,000.00	2023 + NEW 2024 CONST	SPRINGBROOK	
22,183	7531	183	7714	1,673,850,000.00	2024 + NEW 2025 CONST	BELLA SERS	
22,727	7714	183	7897	1,708,620,000.00	2025 + NEW 2026 CONST	SPRING TERRACE	
23,270	7897	183	8080	1,743,390,000.00	2026 + NEW 2027 CONST	NORTHCREST VILLAGE	
23,814	8080	183	8263	1,778,160,000.00	2027 + NEW 2028 CONST	GOSLING PINES	
24,357	8263	183	8446	1,812,930,000.00	2028 + NEW 2029 CONST	RHODES LANDING	
24,907	8446	183	8629	1,847,700,000.00	2029 + NEW 2030 CONST	COMMERCIAL CALDWELL	
	25,000	8500					



# Park Bond Spider Chart

SEE LINK ON LAST PAGE FOR DETAILED VIEW



# Master Plan Links

- **BRIDGESTONE MUNICIPAL UTILITY DISTRICT WEB SITE**  
[www.bridgestonemud.com](http://www.bridgestonemud.com)
- **BRIDGESTONE MUD COMMUNITY PARK conceptual design package**
- **BRIDGESTONE HIKE AND BIKE TRAIL SYSTEM A&M Master Plan**
- **10 YEAR MASTER PLAN TIMELINE 2021-2031**
- **PARK BOND SPIDER CHART 2021**
- **GREENSPACE IN DISTRICT 2021**
- **DETENTION POND OWNERSHIP PAGE 1**
- **DETENTION POND OWNERSHIP PAGE 2**
- **DEMOGRAPHICS**
- **EXISTING FACILITIES 2021**
- **MASTER PLAN 2021**