

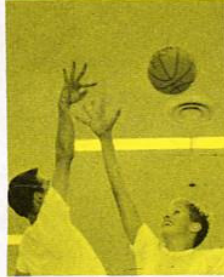
Houston's finest
suburban living...

The Clear Lake City Area

Clear Lake Forest
Camino South
Oakbrook



Clear Lake City is one of America's new towns. New, but an established, total community. Friendswood Development Company has already spent \$15 million to make Clear Lake City a total community of the highest quality, in a relaxed, suburban atmosphere. Take a few seconds to read about what Clear Lake City offers you.





A Place to Live

Clear Lake City's three neighborhoods of development offer homes priced from \$16,000.

CAMINO SOUTH: \$16,000 to \$20,000

OAKBROOK: \$20,000 to \$30,000

CLEAR LAKE FOREST: (Three miles east of the Clear Lake City entrance) \$27,500 up.

Whatever your choice, it's nice to know that when you buy your home, the investment is protected. Here's how. The Clear Lake City master plan keeps single-family residential areas separate from commercial building. And because of the different neighborhoods, you're sure that a home of much greater or much less value won't be built next to you.

The carefully-prepared deed restrictions keep the community clean, neat and attractive.

Notice the absence of telephone poles and power lines behind homes. Uncluttered for looking at sunsets and flying kites. All streets are paved with concrete and have curbs. Drainage lines are buried. Sidewalks in front of every home give the tricycle and skate board set a place to perform. Each neighborhood is furnished street lights. These are items often taken for granted, but not always there.

You'll find three shopping centers in Clear Lake City. In or near them are a bank, savings and loan, medical clinic, a new 900-seat movie theater, major grocery, variety store and drug store. Other convenient retail establishments are open to serve you.

A big part of living is people. What about the people who'll be your neighbors? Average age is 34. Practically every adult has attended college. Average household income tops \$10,000. An active Garden Club, PTA, Little League, Civic League and numerous civic clubs attest to interest in the community.



A Place to Work

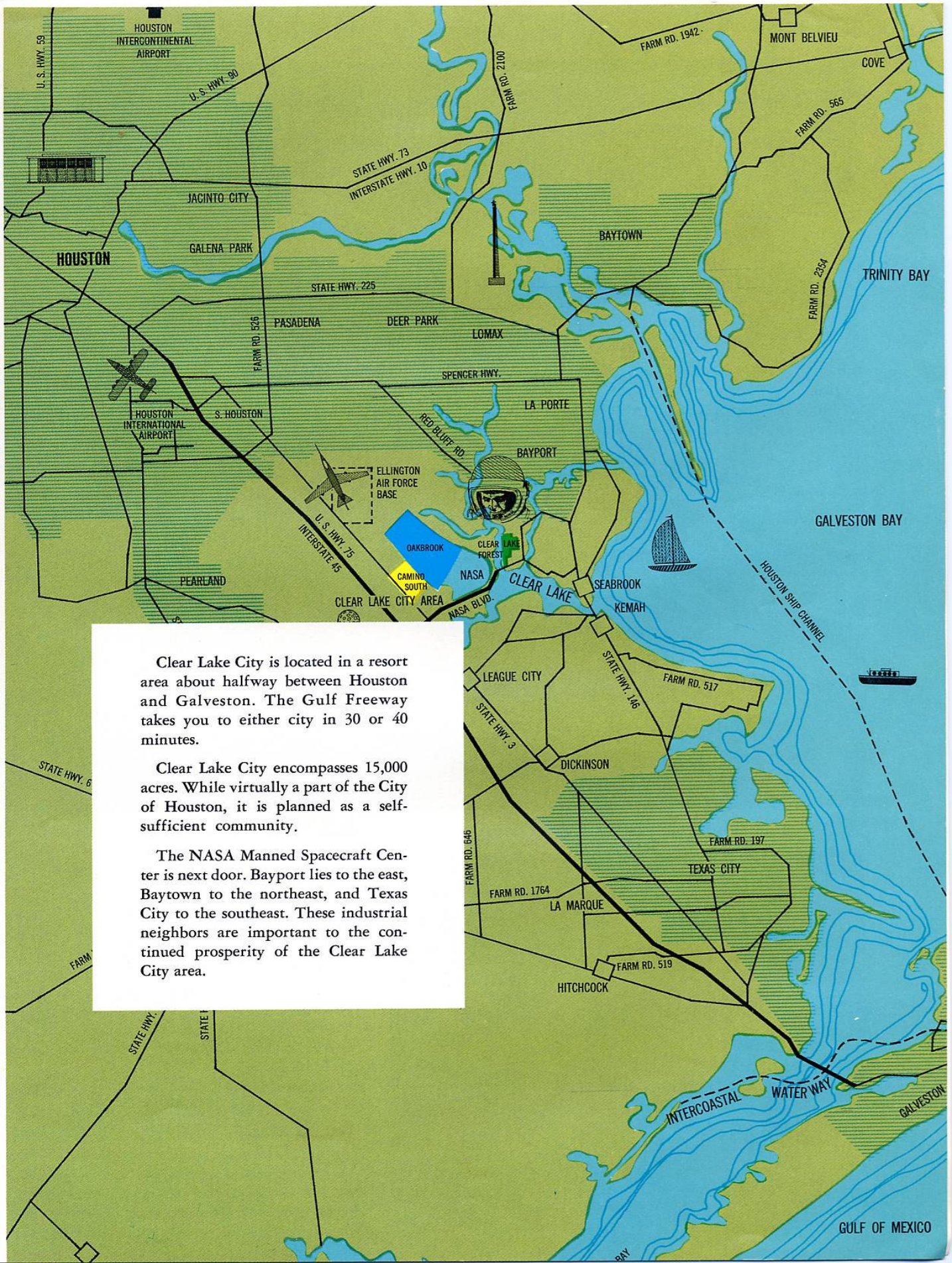
In both the Bay Area and in Houston are found the nation's leading petrochemical, chemical and oil companies, as well as a broad range of other employment opportunities. Houston is the fastest-growing city in the South. This is where the action is.

Located next to NASA's Manned Spacecraft Center, Clear Lake City is in the mainstream of this nation's all-important Apollo Project to place a man on the moon. This ambitious space program has brought together top-flight scientific and engineering personnel from all over the nation. It's challenging, provoking.

But space isn't the only industry. Many of the aerospace contractors are now diversifying to serve private industry as well as government.

Clear Lake City is one of those rare finds. Live in the quiet relaxation of a suburban community and still enjoy the advantages and opportunities afforded by a big city. When construction on Clear Lake City began in 1962, the planners said: "Clear Lake City is designed for people." Today, make that: "Clear Lake City *is* people."

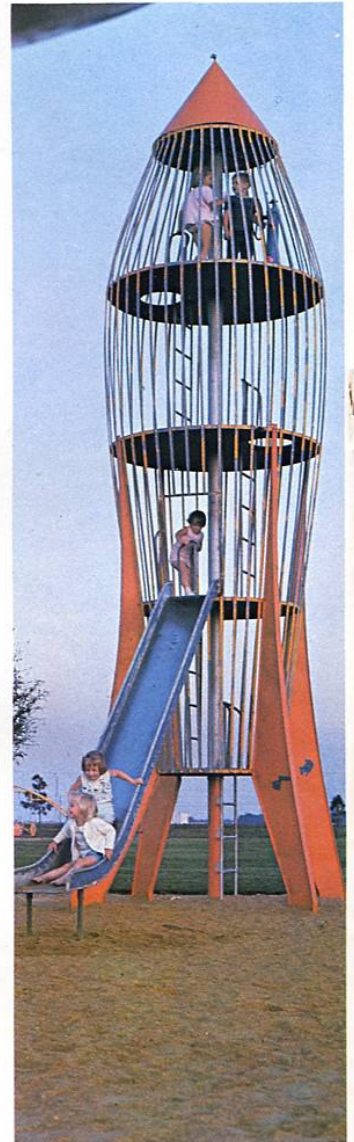




Clear Lake City is located in a resort area about halfway between Houston and Galveston. The Gulf Freeway takes you to either city in 30 or 40 minutes.

Clear Lake City encompasses 15,000 acres. While virtually a part of the City of Houston, it is planned as a self-sufficient community.

The NASA Manned Spacecraft Center is next door. Bayport lies to the east, Baytown to the northeast, and Texas City to the southeast. These industrial neighbors are important to the continued prosperity of the Clear Lake City area.

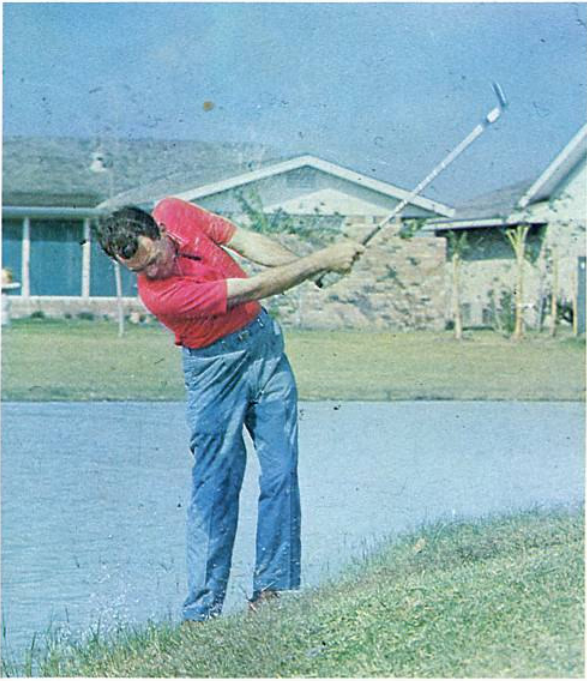


A Place to Play

The million-dollar Community Recreation Center is just for Clear Lake City residents and their guests. It has an air-conditioned gymnasium, three swimming pools and community meeting rooms. There are both formal and informal activities for adults and children throughout the year, plus the summer recreation program. Residents use the "Rec Center" as often as they want, because they don't have to pay 25 cents or 50 cents every time they go.

In Clear Lake City, you're a leisurely walk or bike ride away from lighted tennis courts, Space Age or Fairyland playgrounds, parks or the Clear

Four congregations meet in Clear Lake City. Almost every religious faith is represented in the immediate area.



Lake Country Club golf course, if you choose to join.

If you're a real golfing fan, choose a golf course lot. Clear Lake Country Club's membership is open, and charges are nominal. Enjoy monthly dances, special menu nights and Sunday buffets.

Clear Lake and Galveston Bay are just 10 minutes away. Both have been centers for boating, fishing, water skiing and other water sports for years. Galveston's beaches are 40 minutes away, close enough for an hour or two, or a whole day of fun.

Thirty minutes in the other direction is Houston with the Astrodome, professional baseball, football, hockey, soccer and basketball. Both Rice University and the University of Houston play major collegiate schedules in all sports. The Astrodome has been the scene of several heavy-weight world championship fights.



A Place to Learn and Pursue Your Interests

Clear Lake City's elementary school (there'll soon be a second one) is part of the highly-rated Clear Creek Independent School District. Statistics: Average of 20 students per teacher; public kindergarten; drop-out rate is one-eighth of national average; National Merit Scholarship record ten times better than national average; over half of high school graduates attend college. Your tax bill for this? Surprisingly low. The system derives 73 per cent of its funds from oil and gas properties, 14 per cent from the state, leaving only 13 per cent to be paid in taxes by homeowners. There's school bus service to junior and senior high schools.

The University of Houston plans a branch campus in Clear Lake City in 1969.

The Clear Lake Area is culturally oriented. Active groups include the Bay Area Fine Arts Association, Clear Creek Country Theater, Coastal Concert Series, Great Books Discussion Groups, Freeman Memorial Library, Bay Area Chorus and other visiting attractions. In Houston, the choice is legion. Jones Hall, Houston Symphony, opera, museums, frequent special attractions. Some critics consider Houston's Alley Theater the best repertory company in the United States.

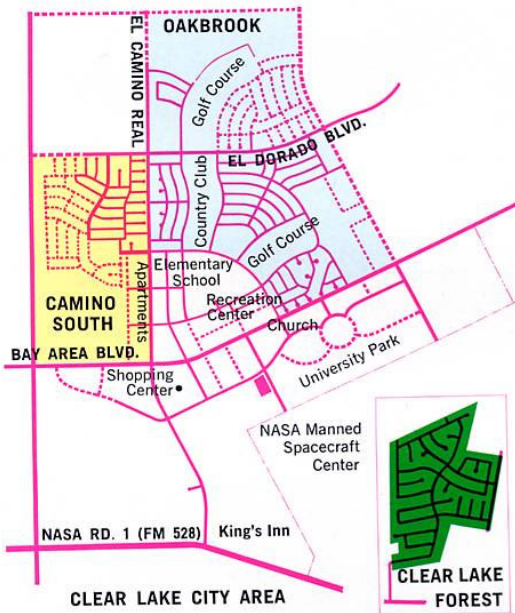
*Water sports of all
kinds are enjoyed
in the area*





The West Ranch Project

A cow pasture to space age revolution is still in progress across the 30,000 acres still known as the West Ranch.



In 1938, the Humble Oil & Refining Company purchased the 50-square-mile tract for oil and gas exploration. Some 7,000 acres produced oil and gas, becoming one of the most prolific production areas in the Humble system.

In 1957, Humble management began to consider what to do with the 23,000 surplus acres then being used for cattle grazing and rice farming. Some startling notions were advanced. Build a new, self-sustaining city. Along with homes, shopping centers, schools, parks and churches, make space available for commercial and industrial development so that men may work and live in the same community. A master plan was adopted and work began in 1962.

Clear Lake City is a project of Friendswood Development Company, a wholly-owned subsidiary of Humble Oil & Refining Company.

Clear Lake City, a new town, is here to stay.



Community Services How and How Much

Clear Lake City is not an incorporated community, so you might wonder about services normally provided by a municipality.

A community maintenance fund has been established, and is administered by a non-profit corporation—the Clear Lake City Community Association, Inc. Homeowners, when they purchase property, agree to pay into this fund at the rate of 8 mills (8/10ths of a cent) per year per square foot of land owned. The average homeowner pays \$80 a year. Commercial property owners also pay that rate.

For this sum, residents get police and fire protection, street sweeping, maintenance and beautification of all esplanades, parks and recreation areas (except the golf course . . . it pays its own way), street lighting, garbage and trash collection twice a week, insect control and upkeep of all recreation facilities, the lighted tennis courts, parks, playgrounds and recreation center.

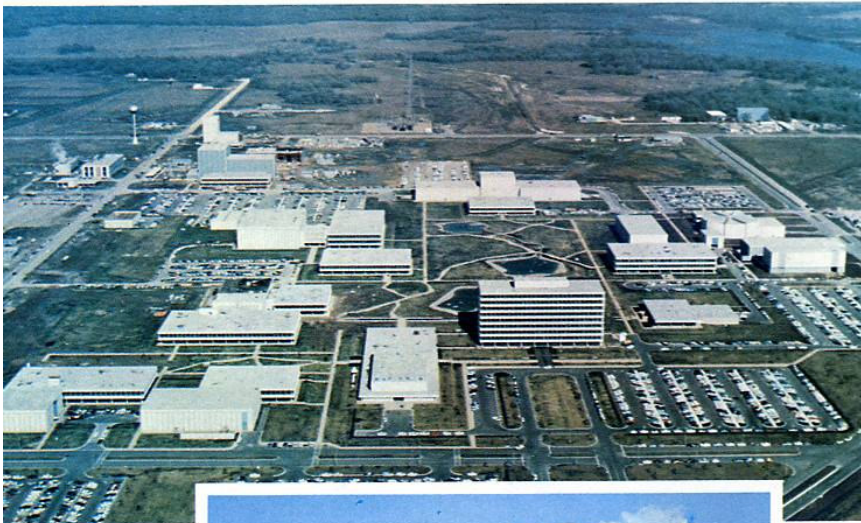
Water and sewer service is provided by the Clear Lake City Water Authority, a taxing district.



Residents of Clear Lake Forest subdivision have their own separate community association and recreation facilities. The private swimming club is exclusively for Clear Lake Forest homeowners and their invited guests. The club's construction cost has been fully paid for by the subdivision's homebuilders and its maintenance is assured by the community association fund.

Clear Lake City's fine environment is a big attraction to companies seeking office space or a plant site; employees are happier working in pleasant surroundings than on industrial row.

Some twenty aerospace and research firms have already located here, among them Philco-Ford, Brown & Root-Northrup, Lockheed, North American and ITT. These companies alone employ some 1850 people. The Clear Lake City Area as a whole offers a wide range of scientific, professional, service, blue collar and commercial opportunities.



UNIVERSITY PARK is the research park at Clear Lake City, adjoining the University of Houston property and the Manned Spacecraft Center. This proximity facilitates the interchange of ideas between private industry, government and the university. The serene campus-like setting is definitely a community asset.

INDUSTRIAL PARK SOUTH is the area designated in Clear Lake City for selected light industry. NASA-related industries, fabricators and electronics firms locate here.

THE MANNED SPACECRAFT CENTER is the control point of all U.S. space flights and is charged with spacecraft development and astronaut training. \$200 million has already been spent on the complex and some 5500 people are employed here.

BAYPORT, Clear Lake City's companion project, is a model industrial development several miles to the east. A channel has been dredged linking Bayport with Galveston Bay. Plans include deepening this channel to accommodate sea-going vessels. Millions are being invested in roads, utilities, pipelines and pollution control to make Bayport an ideal industrial location and a good neighbor for nearby communities. Bayport plant site owners include: American Cryogenics, ARCO Chemical, Celanese Chemical, Haldor Topsoe, Humble Pipe Line, Lockheed Aircraft, Petrolite, Shaffer Tool, Southwest Latex and Velsicol Chemical.



CLEAR LAKE CITY