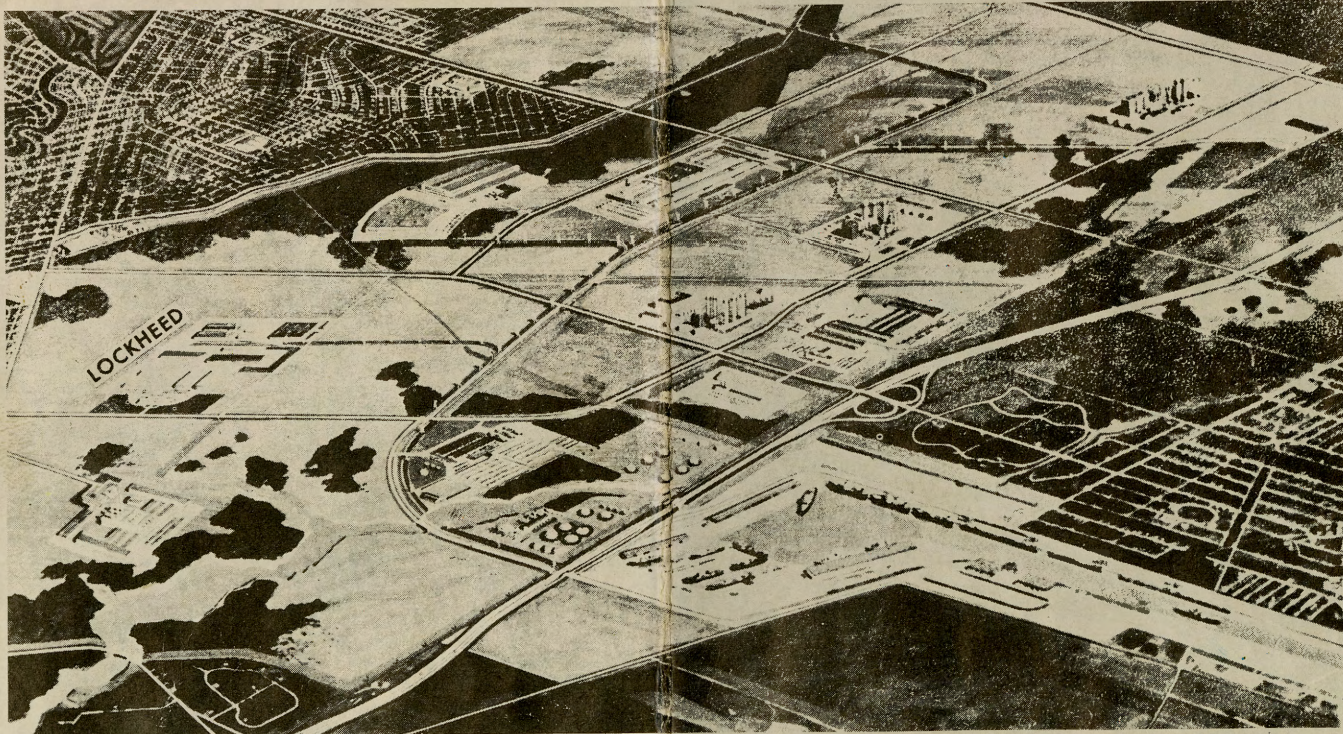


# CLEAR LAKE AND ITS COMMUNITIES

The Clear Lake area includes communities around the perimeter of Clear Lake itself. Starting at the junction of the Gulf Freeway and Hwy. 528, the city of Webster is the first community in the area. Then the new Clear Lake City, Humble-Del Webb Venture, on the left, and adjoining the Manned Spacecraft Center site; while directly across Hwy. 528, and facing the Manned Spacecraft Center, is Nassau Bay, a fast growing commercial and residential area. Then continuing eastward along Hwy. 528 are such residential areas as Swan Lagoon, El Cary, Taylor Lake Village, El Lago, Seabrook, including such communities as Seascape, Miramar, and others. Then, turning right at Seabrook on Hwy. 146, across the

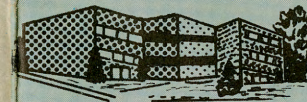
newly completed high bridge across the channel leading from Clear Lake into Galveston Bay, to Kemah. Thence to the right on Hwy. 518 through Clear Lake Shores, Lazy Bend, Glen Cove, Lakeside, and in League City, such developments as Bayou Brae, Meadowicke, Highland Terrace, Sun Valley, and Newport, the scene of the 1964 Parade of Homes. Besides these areas directly affixed to Clear Lake, such communities as Friendswood on the west, Dickinson to the south, Shore Acres and La Porte on the north, and other fringe communities play a part in the general economic and residential picture of the Clear Lake area.



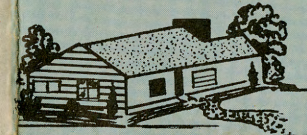
**BAYPORT**—MULTI-MILLION DOLLAR industrial complex now under construction by Humble Oil and Refining Company, this huge project involves a channel into the area which will provide direct shipping from the Clear Lake area. Two firms have already purchased sites in the area. Construction on the channel and facilities is expected to start in September.

*Fabulous....*

## CLEAR LAKE AREA GATEWAY TO THE BAY



**EXCELLENT SCHOOLS**



**RESIDENTIAL MECCA**



**TRANSPORTATION HUB**



**SPORTSMAN'S PARADISE**



**INDUSTRIAL POTENTIAL**



**MANNED SPACECRAFT CENTER**

**BOATING & RECREATION CENTER**

FOR ADDITIONAL INFORMATION CONTACT  
**CLEAR LAKE CHAMBER OF COMMERCE**  
**BOX 476, SEABROOK, TEXAS**



# CLEAR LAKE AREA - AN IDEAL PLACE TO LIVE



## HOMES

Every possible need can be met in the selection of homes in the Clear Lake area. Homes in just about any price range may be secured in one of the many new housing developments. Homes range from modest low income houses to palatial residences in the exclusive developments of the area.

League City, Nassau Bay, Timber Cove, El Lago, Bayou Brae, Clear Lake City, Highland Terrace, Miramar, Seascape, Webdale, Swan Lagoon, and El Cary are some of the residential developments where medium to upper bracket homes may be secured.

Long before the inception of Manned Spacecraft Center in the Clear Lake area, there was a movement of home seekers into the Clear Lake perimeter. The movement was a slow, but progressive one which gave birth to many housing developments.

The area was developing as a residential and recreational mecca and the impact of Manned Spacecraft Center only speeded its development rather than started it.

Recreation is one of the greatest industries of the Clear Lake area. Fishing, boating, skiing, swimming, picnicking, and other activities prevail.

Water skiing is one of the most popular of the water sports with both Clear Lake and its many tributaries furnishing ideal water conditions for the skiers.

Residential developments in Clear Lake area are fantastic. There is a development to suit every economic level. The artist's design throughout most of the developments have been varied sufficiently to make the structures particularly beautiful.

## CHURCHES

Approximately 30 churches are located in the various Clear Lake communities. Many of the churches in the area have had roots in the communities for years; while many others have been organized since the influx of new residents following the Manned Spacecraft Center chapter of Clear Lake area history.

Several new churches have been announced, and many others have announced new building programs.

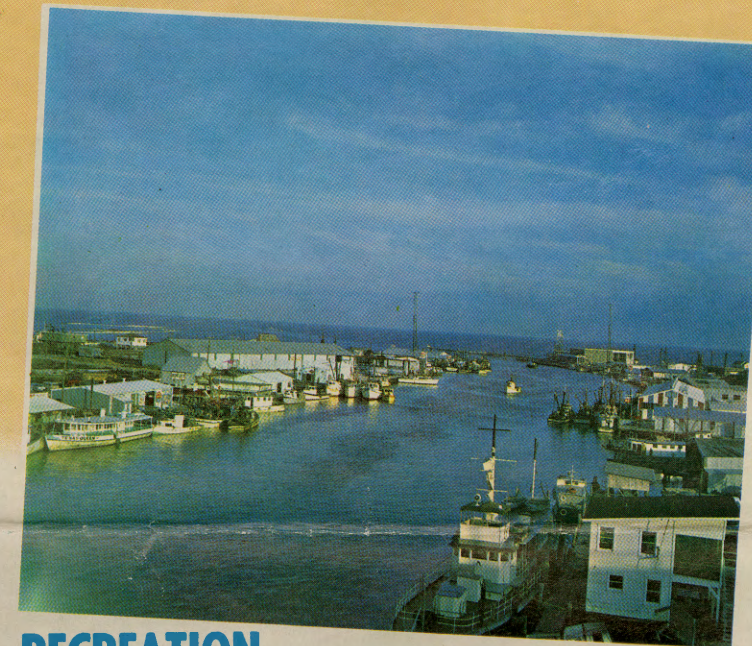


## MEDICAL FACILITIES

Medical facilities in the Clear Lake area are abundant. Opening of several new medical offices and clinics in the area during the past year has more than compensated for the needs of the increased population of the area.

While there are no major hospitals in the immediate area, several medium and large hospitals are available within a few miles of the area. Plans are under study for a hospital in the Clear Lake area and the construction of such a facility during the coming months is most likely.

Dentists, too, are abundant in the Clear Lake area.



## RECREATION

One of the greatest economic contributions to the Clear Lake area is being made by the rapidly developing boating industry. For a long time, Clear Lake has been a point of high interest for boating enthusiasts. Both fishing and pleasure craft have used Clear Lake and its various tributaries for many years.

During the more recent years, Clear Lake has become a mecca for yachts, cruisers and runabouts, to say nothing of the many types of outboards and sailing craft.

Large sales and service organizations which handle all sizes of craft have come into existence, while related sports and boating equipment firms are also making an excellent showing in the area economic pattern.

Being advertised as the "Boating Center of the South", the area is rapidly becoming just that.

## SCHOOLS

The entire Clear Lake area is served by a single school district—Clear Creek Independent School District. This school district is the result of the consolidation of four earlier districts—Kemah, League City, Webster and Seabrook.

Clear Creek School District has become one of the finest in the state, and some of the innovations in both elementary and high school education have been adopted by institutions throughout the state.

The district consists of a high school at League City, junior high school at Webster, and elementary schools at Clear Lake City, League City, Webster, Seabrook and Kemah. The population explosion during the coming years will bring about additional high school and junior high facilities in other areas of the district, as well as added elementary facilities.

The present school bus system is one of the most complete in any school district, with the routings so complete, even in spite of one of the largest districts in area in the state, that few pupils need walk more than a very few blocks.

Enrollment at Clear Creek School District September 25, 1964 has moved to more than 4,000 pupils, and a steady increase is expected. A limited building program is holding pace with the growth of school population in order that the quality of curriculum need not be sacrificed.



ABOVE IS THE artist's conception of the Nassau Bay Shoppes at the huge Nassau Bay Development. This is the first building of the community shopping center on a 2 1/2-acre tract and will be part of a 22-acre shopping center. Many firms are already open for business.





## WHERE HISTORY IS MADE

When the 1,620 acre site at Clear Lake was chosen for the Manned Spacecraft Center in September 1961, a new era was born. A new pump for the area economy was put into motion. Both direct and indirect results to the area economy have been felt since construction began in April 1962. The total impact cannot be measured. However, merchants from the surrounding areas, including the Clear Lake communities, have received more than \$12 million in direct orders from Manned Spacecraft Center for supplies, equipment and services. The majority of these orders went to established small businesses of the area and to the local branches of national concerns.

A total of 115 space oriented companies have established marketing, service and liaison offices in the area, many have located within the perimeter of the Clear Lake area. Such names as Philco, General Electric, Lockheed, and McDonnell Aircraft are among those establishing larger facilities in the immediate area.

Hundreds of area personnel have obtained employment at the Manned Spacecraft facilities.

Hundreds of new families have moved into the Clear Lake area and boosted the economy through the purchase of new homes, services, goods of all kinds.

Manned Spacecraft Center, at present approximately 90 per cent complete, has already cost more than \$140 million and is expected to reach the \$165 million mark by the time it reaches completion. The impact of this expenditure, both directly and indirectly, is tremendous.

The average basic salary for all employees is \$8,079.00 and at present more than 3,800 persons are employed at Manned Spacecraft Center at Clear Lake, and more than 4,500 are expected by the end of 1964. This means an annual payroll of \$30,000,000 is pouring into the area for the purchase of homes, food, medical expenses, automobiles, appliances.

With the payrolls of the construction and industrial support contractors being poured into the surrounding area, millions of dollars per month are being directed into the Clear Lake area itself.

Manned Spacecraft Center itself has established an image of national recognition to the Clear Lake area.

It is headquarters for the nation's astronauts, and in general the entire pattern of operation has one distinct goal: "To send man exploring beyond his home planet and bring him back safely."



MANNED SPACECRAFT CENTER NATIONAL AND SPACE ADMINISTRATION CENTER at Clear Lake, above is an artist's conception of the great Manned Spacecraft Center. However, a considerable addition has been made to the original program. The buildings above are all completed and many more are in various stages of completion.

Industries, particularly those connected with the Manned Spacecraft Center activities are flocking into the Clear Lake area.

General Electric has already taken over an entire building at Nassau Bay; Lockheed and Lockheed Aircraft have two separate sites in Clear Lake City; while McDonnell Aircraft has opened space in an office building in Nassau Bay.

A total of 115 space-oriented companies presently have some sort of office location associated with Manned Spacecraft Center.

The new Humble Bayport project is designed to draw many new industries to that area.

Many small industries have long since been established in the Clear Lake area, and the interest in the area by all types of industry is increasing by the day.

Every ingredient needed by industry is found in the Clear Lake area.

## CLEAR LAKE AREA - HOME OF MANNED SPACECRAFT CENTER



# CLEAR LAKE COMMUNITY WELCOMES YOU!



SAILBOATING IS ANOTHER water sport with a large following. In the photo above all sail craft in the start of a sailing regatta.

## CLEAR LAKE CHAMBER OF COMMERCE

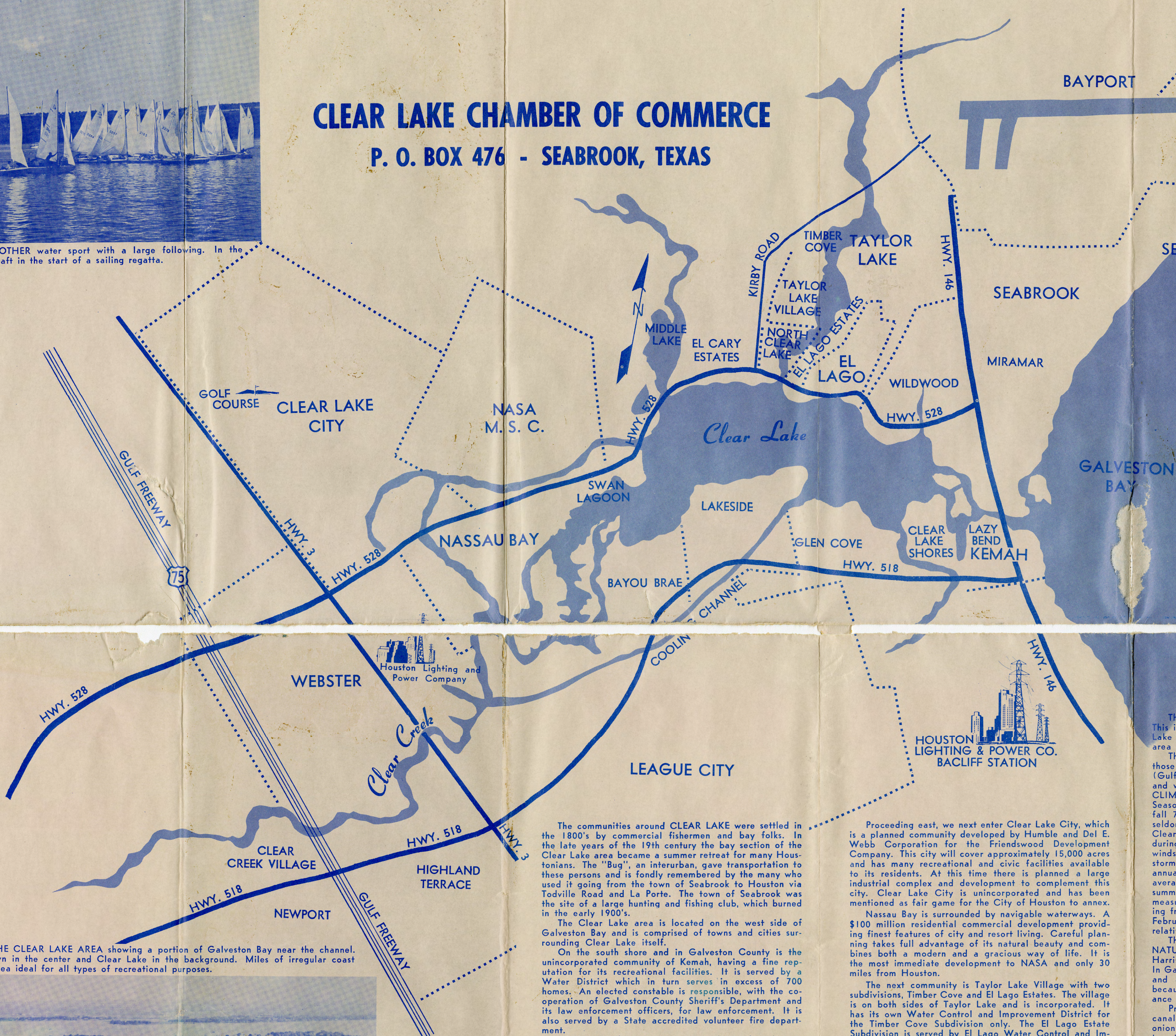
P. O. BOX 476 - SEABROOK, TEXAS



BOATING IS AN ALL SEASON SPORT in the Clear Lake area, with everything from yachts to outboards seen on the lake, its tributaries, and the adjacent Galveston Bay waters.



MANNED SPACECRAFT CENTER has been a point of much interest to residents and visitors alike. Shown above is a Mercury Spacecraft on display on the Manned Spacecraft Center at Clear Lake.



AIR VIEW OF THE CLEAR LAKE AREA showing a portion of Galveston Bay near the channel. Seabrook is shown in the center and Clear Lake in the background. Miles of irregular coast line makes the area ideal for all types of recreational purposes.



The communities around CLEAR LAKE were settled in the 1800's by commercial fishermen and bay folks. In the late years of the 19th century the bay section of the Clear Lake area became a summer retreat for many Houstonians. The "Bug", an interurban, gave transportation to these persons and is fondly remembered by the many who used it going from the town of Seabrook to Houston via Todville Road and La Porte. The town of Seabrook was the site of a large hunting and fishing club, which burned in the early 1900's.

The Clear Lake area is located on the west side of Galveston Bay and is comprised of towns and cities surrounding Clear Lake itself.

On the south shore and in Galveston County is the unincorporated community of Kemah, having a fine reputation for its recreational facilities. It is served by a Water District which in turn serves in excess of 700 homes. An elected constable is responsible, with the cooperation of Galveston County Sheriff's Department and its law enforcement officers, for law enforcement. It is also served by a State accredited volunteer fire department.

Clear Lake Shores lies just west of Kemah and is an incorporated village as of June, 1962, later being made a general law city in October. The city is unique in that its boundaries are all water as it is an island. A lake-front park for use by the residents gives them access to the lakefront where they can enjoy every type of water sport.

On the south shore of Clear Lake and on the banks of Clear Creek lies League City, a comfortable town with many interesting traditions. Incorporated in December, 1961. A home rule charter was approved in March, 1962. It has modern sewer and water systems and low key insurance rate because of outstanding volunteer fire department. The administrative offices of the school district are located in League City. It is the home of the Coastal Concert Series and artist and drama groups are quite active. It is an equestrian minded community. Strategically located on three important highways, it offers many attractive residential subdivisions.

At the upper headwaters of Clear Lake, and being north of Clear Creek in Harris County, is the City of Webster, incorporated in 1958. Webster is the first city on the west as you enter the Clear Lake area. They recently voted a \$625,000 bond issue for the building of a community center consisting of city offices, library, police and fire department, and also a recreation center with a swimming pool. The city employs a police chief, has an accredited volunteer fire department, and the city operates its own water and sewage system. The Webster Civic Club has worked very closely with the city's council in planning community projects and to promote social activities.

Proceeding east, we next enter Clear Lake City, which is a planned community developed by Humble and Del E. Webb Corporation for the Friendswood Development Company. This city will cover approximately 15,000 acres and has many recreational and civic facilities available to its residents. At this time there is planned a large industrial complex and development to complement this city. Clear Lake City is unincorporated and has been mentioned as fair game for the City of Houston to annex.

Nassau Bay is surrounded by navigable waterways. A \$100 million residential commercial development providing finest features of city and resort living. Careful planning takes full advantage of its natural beauty and combines both a modern and a gracious way of life. It is the most immediate development to NASA and only 30 miles from Houston.

The next community is Taylor Lake Village with two subdivisions, Timber Cove and El Lago Estates. The village is on both sides of Taylor Lake and is incorporated. It has its own Water Control and Improvement District for the Timber Cove Subdivision only. The El Lago Estate Subdivision is served by El Lago Water Control and Improvement District.

El Lago Village is incorporated and in the very near future will be completely built with the boundaries of the village already set. It has its own Water Control and Improvement District and as previously mentioned it serves part of Taylor Lake Village.

Seabrook is incorporated and lies on the north shores of Clear Lake. Seabrook's boundaries will permit it to grow considerably over and above the present.

The Clear Lake area is the center of the space industry in the United States. Many supporting contractors and manufacturing companies are moving to the Clear Lake area in order to be near the consolidated space program's center. The entire area is served by an excellent highway system which is already being improved, to the extent of \$99,000,000, to meet the future needs.

The Clear Lake area has the largest concentration of pleasure cruisers and yachts on the entire Gulf Coast. The fishing industry contributes heavily to the economy. There are many new businesses being started which shall continue to grow with the Clear Lake area.

Nowhere except at Clear Lake can you find the opportunities to be allied to the space program or to support any of these industries and yet live in the center of a fabulous recreational area. Why not be one of these fortunate persons yourself?

We, the Chamber of Commerce, most kindly solicit your inquiries and we know that all of our citizens will do everything possible to accommodate you and your families.

### STATISTICS

The Clear Lake Area is the fastest growing area in the U.S. This is brought about by NASA, Humble and Del Webb's Clear Lake City Development, and the ever-increasing growth of the area circling the City of Houston, Texas.

The area of interest is Clear Lake, or better described as those lands north of Dickinson Bayou, east of Highway 75 (Gulf Freeway), south of La Porte, Pasadena and Ellington AFB, and west of Galveston Bay.

CLIMATE: The average annual temperature is 69.2 degrees. Seasonal averages are spring 69 degrees, summer 82.6 degrees, fall 70.5 degrees, and winter 54.8 degrees. In the summer it seldom exceeds 100 degrees and in the winter snow is rare. Clear, partly cloudy, and cloudy days, are about evenly divided during the year and the sunshine average is 60%. Destructive storms occasional, heavy fog occurs on the average of 16 days annually and light fog on the average of 62 days. The annual average rainfall is 45.12". Seasonal averages are spring 11.07", summer 12.04", fall 11.02", and winter 10.99". The wettest measured year was 72.38" and the driest 17.66". The first killing frost usually occurs in early December and the last in early February. The average growing season is 309 days. The average relative humidity is 86% at 6:30 A.M. and 59% at 12:30 P.M.

This climate is compatible with all industries. NATURAL RESOURCES: The oil and gas figures for neighboring Harris County include 2,006 oil and gas wells and 6 refineries. In Galveston County there are 861 oil and gas wells, 2 refineries and 8 petro-chemical plants. These plants were established because of the adequate petroleum reservoirs and the abundance of fresh water.

Production of farm and ranch products is high. Irrigation canals help to produce such farm products as cotton, rice, onions, cabbage, broccoli, greens, strawberries, melons, okra, tomatoes, squash, peppers and peas. Ranching is a big business. Feed potential exists.

Seafood is abundant in fish and shellfish from local lakes, Galveston and Trinity Bays, and the Gulf of Mexico. Oyster shell in good supply is available.

The general area is fortunate in having a shallow water table of 180' - 260' deep. Water from these wells will satisfy the requirements of the Texas Department of Public Health. There is a large surplus of surface water available from Clear Creek, Dickinson Bayou, Brazos River, Trinity River, and their tributaries. The availability of fresh water has been a prime factor in the industrial development of the upper Texas Gulf Coast.

Houston Lighting and Power Company has spent millions expanding its Webster installation and a total generating capacity of 3,120,250 kilowatts is available in the 5600-mile Houston Gulf Coast area served by the Company. In 1966 an additional 900,000 kilowatts will be available as the result of the completion of the Baffin plant which is now under construction.

POPULATION AND GROWTH FACTOR: The current population figure for the Clear Lake area is about 19,800. The Clear Lake City alone will be 150,000 in the next decade. Approximately 1,000 families will be moved into the area by industries by the end of 1964. TRANSPORTATION: Transportation facilities include main line of Southern Pacific Railroad, major ports at Houston, Texas City and Galveston; air service at Houston's International Airport, Galveston Municipal, plus local air strips at Texas City, La Porte and Friendswood. Highways include State Highways 146, 528, 518, 1266 and Gulf Freeway U. S. 75, along with the six lane controlled access NASA-Texas City-Dickinson super highway (to be constructed).

COMMUNICATIONS: Southwestern Bell Telephone Company, General Telephone Company of the Southwest, and Nassau Bay Telephone Company.

LOCAL INDUSTRIES AND MANUFACTURERS: Local industrial sites are already established at Texas City, Galveston, Alvin, La Porte and Clear Lake. Their products include chemicals, plastics, oil, aggregates, ship building, shell and space technology. Among them are NASA, Monsanto Chemical, Union Carbide, American Oil, Todd Shipyard, Lockheed, General Electric, IBM and Philco.

LOCAL BANKS: There are ample banking and financial institutions in the area. League City State Bank of League City, Clear Creek National Bank of Seabrook, Nassau Bay National Bank and Webster State Bank in Webster. As an example of their growth, the Clear Creek National Bank, six months after its opening, had deposits in excess of \$2,000,000.

CIVIC ORGANIZATIONS: Local areas are serviced by a variety of civic and service organizations. Among these are the Clear Lake Chamber of Commerce, Clear Lake Junior Chamber of Commerce, the Lion's Clubs, Rotary Clubs, Kiwanis and many business associations.

MEDICAL FACILITIES: One of the finest medical centers in the South is available at Galveston. This includes the University of Texas Medical Center, St. Mary's Infirmary and The Titus Harris Clinic. The local area is also served by Galveston County Memorial Hospital and local clinics at Texas City, La Marque, Dickinson, League City, Kemah, Seabrook and La Porte. A number of doctors and dentists are located in the area, eliminating the necessity to commute any great distance.

SCHOOLS: The Clear Creek Independent School District operates one of the State's highest accredited school systems. As of September 1, 1963 there were 3,040 pupils in six schools. As of September 25, 1964 there were 4,006 pupils in seven schools. Several sites are under option for new schools and a bond issue is contemplated. The tax rate is 45% of the market value of property and a figure of \$1.25 per \$100 evaluation is set. This is compared to the State maximum of \$1.50 per \$100.

CHURCHES: There are Catholic Churches and parochial schools, and the Protestant Churches include Presbyterian, Episcopal, Baptist, Methodist, Assembly of God, Society of Friends, Lutheran, and Church of Christ.

CULTURAL ACTIVITIES: Locally, there is a Coastal Concert Society and Great Books discussion groups. Available in neighboring Houston are professional theatres, the Houston Symphony, the Houston Art Museum, Museum of Natural History, Houston Zoo, and a new performing arts' center.

RECREATION AND SPORTS: The general area has for years been a recreational playground for much of the Gulf Coast. There is the Gulf of Mexico with its miles of beaches, fishing in the bays and offshore, boating, swimming and skiing in the lakes, bayous and bays. There are numerous County Parks, fishing piers and boat launching ramps. There are several yacht and sailing clubs to be enjoyed.

Ducks, geese, quail, turkey, dove and deer are in abundance for the hunter.

HOUSING: The general area has a dozen or more growing subdivisions and villages with homes in all price ranges from \$9,500 to \$60,000.

HOTELS, MOTELS AND RESTAURANTS: Del Webb's Kings Inn, The Congress Inn, Crest Hotel, all adjacent to NASA. Many fine apartments throughout the area. Lots of exceptional restaurants.

RADIO, TV, AND NEWSPAPERS: The area is served by three local weekly newspapers and Houston and Galveston daily papers; one local radio station, and over a dozen radio and four television stations in Houston.