

WELCOME TO *The* GATES

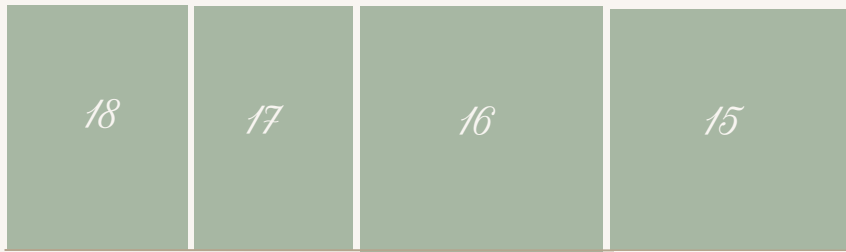


Available Lots

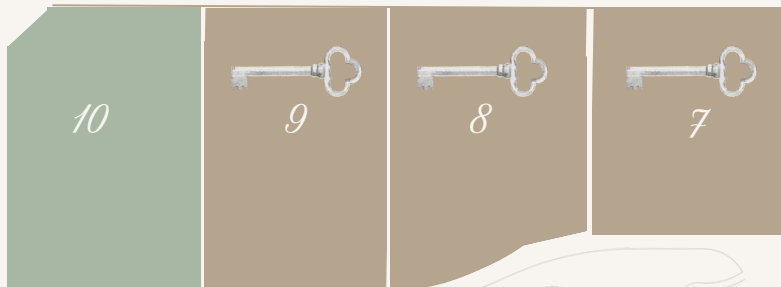
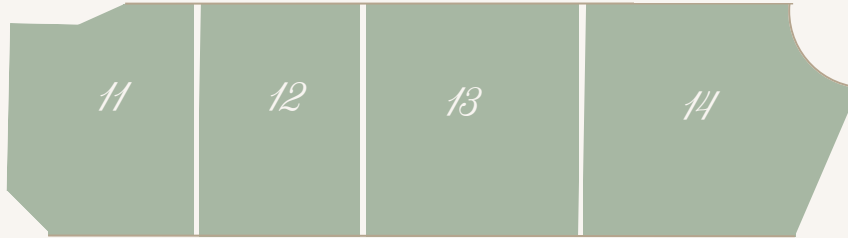


<i>Lot Number</i>	<i>Address</i>	<i>Acreage</i>	<i>Price</i>
Lot 1	3703 Fountain Court	0.76	\$520,000
Lot 2	3709 Fountain Court	0.69	\$430,000
Lot 3	3715 Fountain Court	0.69	\$430,000
Lot 4	3721 Fountain Court	0.99	\$570,000
Lot 5	11212 Old Way	1.04	SOLD
Lot 6	11202 Old Way	0.85	\$520,000
Lot 7	3702 Spring Place	0.70	SOLD
Lot 8	3712 Spring Place	0.66	SOLD
Lot 9	3722 Spring Place	0.71	SOLD
Lot 10	3730 Spring Place	0.72	\$430,000
Lot 11	3727 Valley Drive	0.55	\$350,000
Lot 12	3719 Valley Drive	0.54	\$340,000
Lot 13	3711 Valley Drive	0.69	\$410,000
Lot 14	3703 Valley Drive	0.76	\$500,000
Lot 15	3702 Valley Drive	0.87	\$550,000
Lot 16	3710 Valley Drive	0.87	\$510,000
Lot 17	3718 Valley Drive	0.58	\$350,000
Lot 18	3726 Valley Drive	0.64	\$380,000

111th Street



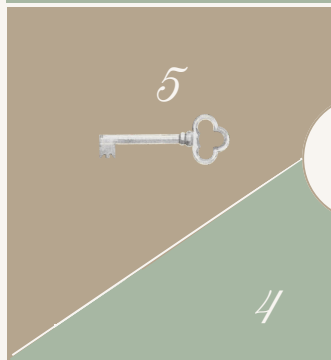
Valley Drive



Spring Place



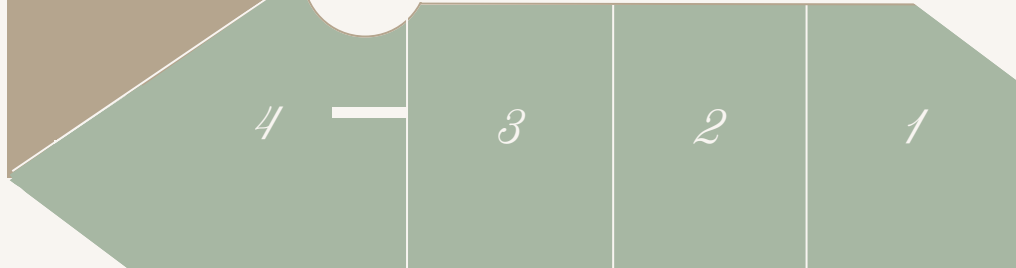
Memphis Avenue



Old Way



Fountain Court



114th Street

 — Sold

+10 Acre Park

Lubbock's Newest Boutique Community



10-Acre Park with Half a Mile of Walking Trails

Peaceful, scenic paths woven throughout the community.

Elevated Ponds + Waterfalls

Resort-style water features create a tranquil atmosphere.

The Hope Chapel

A chapel built for both quiet reflection and heartfelt celebration.

Cul-de-Sac Connections

Each cul-de-sac links directly to the walking trail.

Access to Adelpheos Cellars

Trails lead straight to the nearby winery.

Wood & Stone Perimeter Wall

Adds timeless beauty and estate-style charm.

The Vision



Special note: All landscaping, park features, and design elements are subject to change at the developer's discretion. This packet is intended to convey the overall vision and spirit of The Gates community, reflecting the thoughtful design and heart behind this beautiful neighborhood.

Perimeter Wall



The stone wall will have a combination of all stone panels and a stone knee wall with cedar panels.

Regarding the lots that back up to 111th Street: Due to the traffic being less along this roadway, we are planning on every panel having stone columns and a knee wall or wainscot, and a cedar panel.

There will be no full stone panels along this stretch of the wall. That section will be slightly different than the sections that are abutting Memphis or 114th.





\$10,000 non-refundable deposit

Close within 30 days of contract

Estimated HOA fees will be \$850-\$1,000/month

Full HOA due will not be collected until
completion of park

Buyer must begin construction of the home within 12 months of closing on the lot. Buyer must also complete construction of their home within 24 months of starting construction. Should the buyer not begin construction of the home within 12 months, the seller will have the right to reacquire the lot from the buyer at 90% of the sales price. “

Our engineers have prepared this chart to assist the builders with what their finished floor elevation needs to be for each lot.

The city will require each lot that was originally in the floodplain to provide an elevation certificate in order to get a permit and a certificate of occupancy. We highly recommend the builder contact John Dawley with Hugo Reed to obtain this certificate as they are intimately aware of this project. They are able to contact their own engineer if they chose to.

**TABLE SHOWING MINIMUM FLOOR ELEVATIONS
Lots 1-18, THE GATES OF GLORY
April 7, 2025**

Note: Finished floor requirements, other than Standard Building Inspection Department Code Requirements (SBICR), indicated hereon are for lots which might be affected by predicted peak water surface elevations in adjacent streets or alleys according to the City of Lubbock Drainage Criteria Manual (DCM) requirements (i.e. predicted water surface elevations greater than 18" above **FLOWLINE** of curb or 6" above edge of concrete in paved alleys, or 6" above flowline in unpaved alleys), City of Lubbock DCM Playa Lake criteria or FEMA criteria. **For those lots, the SBICR may result in a higher finished floor elevation than the finished floor dictated by the predicted peak water surface elevations in adjacent streets or alleys, City of Lubbock DCM Playa Lake criteria or FEMA criteria. It shall be the builder's responsibility to ensure that the floor elevation meets the applicable minimum standard and criteria.**

LOT NO.	FORMER LOT (THE GATES) NUMBER	MINIMUM FLOOR	LOT NO.	MINIMUM FLOOR
1	17	SBICR; HIGH CURB AT NW CORNER; (MINIMUM 1 FOOT ABOVE 1% PWSE (=3220.9 NAVD), OR SBICR; WHICHEVER IS GREATER)		
2	16	SBICR; HIGH CURB AT NW CORNER; (MINIMUM 1 FOOT ABOVE 1% PWSE (=3220.9 NAVD), OR SBICR; WHICHEVER IS GREATER)		
3	15	SBICR; HIGH CURB AT NW CORNER		
4	14	SBICR; HIGH CURB AT NE CORNER		
5	13	SBICR; HIGH CURB AT NE CORNER		
6	12	SBICR; HIGH CURB AT NW CORNER		
7	11	SBICR; HIGH CURB AT SW CORNER; (MINIMUM 1 FOOT ABOVE 1% PWSE (=3220.9 NAVD), OR SBICR; WHICHEVER IS GREATER)		
8	10	SBICR; HIGH CURB AT SW CORNER; (MINIMUM 1 FOOT ABOVE 1% PWSE (=3220.9 NAVD), OR SBICR; WHICHEVER IS GREATER)		
9	9	SBICR; HIGH CURB AT SW CORNER		
10	8	SBICR; HIGH CURB AT SW CORNER		
11	7	SBICR; HIGH CURB AT NW CORNER		
12	6	SBICR; HIGH CURB AT NW CORNER		
13	5	SBICR; HIGH CURB AT NW CORNER; (MINIMUM 1 FOOT ABOVE 1% PWSE (=3220.9 NAVD), OR SBICR; WHICHEVER IS GREATER)		
14	5	SBICR; HIGH CURB AT NW CORNER; (MINIMUM 1 FOOT ABOVE 1% PWSE (=3220.9 NAVD), OR SBICR; WHICHEVER IS GREATER)		
15	4	SBICR; HIGH CURB AT SW CORNER; (MINIMUM 1 FOOT ABOVE 1% PWSE (=3220.9 NAVD), OR SBICR; WHICHEVER IS GREATER)		
16	3	SBICR; HIGH CURB AT SW CORNER		
17	2	SBICR; HIGH CURB AT SW CORNER		
18	1	SBICR; HIGH CURB AT SW CORNER		

SBICR = Standard Building Inspection Department Code Requirements - floor elevation not affected by any peak water surface elevations, Playa Lake criteria or FEMA criteria.
TC = Top of Curb
EOR = End of Radius

FULL DEED RESTRICTIONS



EXECUTIVE SUMMARY OF DEED RESTRICTIONS



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