First floor address layout

225 Princeton Point Rd, Unit 3XX
FKA: 225 Private Road 6099 Unit 3XX
Unit (Structure#, Floor#, Unit#)

Princeton Point
PID: 2953998
6K1 6K2, 6K3, 6K4
CONS25-1014-0349

225 Private Road 6099
New (1/13/2026)
Clubhouse

PERIMETER FENCE
RETAINING WALL, TYP.
PROPERTY LINE
CROSSWALK, TYP.
EXIT ONLY GATE
FM 982
50' FRONT BUILDING SETBACK
MAINTENANCE
DOG PARK
DETENTION AREA
WATER EASEMENT
PEDESTRIAN GATE
CLUB
FM 546
PR 6099
CALL BOX
ENTRY GATE
TRASH ENCLOSURE
SHADE STRUCTURE
HVAC UNIT, TYP.
GARAGE, TYP.
TRANSFORMER, TYP.
CARPORT, TYP.
20' UTILITY EASEMENT

SITE DATA

| | |
|---|---|
| ACRES | 16.00 |
| TOTAL UNITS | 360 |
| UNITS/ACRE | 22.50 |

SITE AMENITIES
-PERIMETER FENCE
-SWIMMING POOL
-CONTROLLED GATE ACCESS
-DOG PARK
-SHADE STRUCTURE

UNIT TABULATION

| UNIT TYPE | # UNITS | UNIT % | UNIT S.F. | TOTAL S.F. |
|---|---|---|---|---|
| E1 - ONE BED/ONE BATH | 24 | 6.67% | 526 S.F. | 12,624 S.F. |
| A1 - ONE BED/ONE BATH | 48 | 13.33% | 615 S.F. | 29,520 S.F. |
| A2 - ONE BED/ONE BATH | 72 | 20.00% | 672 S.F. | 48,384 S.F. |
| A3 - ONE BED/ONE BATH | 60 | 16.67% | 705 S.F. | 42,300 S.F. |
| B1 - TWO BED/ONE BATH | 60 | 16.67% | 1,030 S.F. | 61,800 S.F. |
| B2 - TWO BED/ONE BATH | 36 | 10.00% | 1,091 S.F. | 39,276 S.F. |
| B3 - TWO BED/ONE BATH | 48 | 13.33% | 1,128 S.F. | 54,144 S.F. |
| C1 - THREE BED/TWO BATH | 12 | 3.33% | 1,325 S.F. | 15,900 S.F. |
| TOTAL | 360 | 100.00% | | 303,948 S.F. |

BUILDING TABULATION

| TYPE | # BLDGS. | UNITS/BLDG. | UNIT TYPES | BLDG. S.F. | TOTAL S.F. |
|---|---|---|---|---|---|
| A | 5 | 27 | E1-3, A1-6, A3-12, B3-6 | 20,496 S.F. | 102,480 S.F. |
| B | 4 | 24 | A2-12, B1-12 | 20,424 S.F. | 81,696 S.F. |
| C | 2 | 24 | A2-12, B1-6, C1-6 | 22,194 S.F. | 44,388 S.F. |
| D | 3 | 27 | E1-3, A1-6, B2-12, B3-6 | 25,128 S.F. | 75,384 S.F. |
| TOTAL | 14 | | | | 303,948 S.F. |

PARKING PROVIDED

| | |
|---|---|
| UNCOVERED | 456 |
| GARAGE | 54 |
| CARPORT | 95 |
| CLUBHOUSE | 10 |
| TOTAL | 615 |

PARKING RATIO = 1.71 SPACES PER UNIT

ACCESSIBLE UNITS

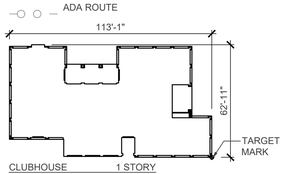
| | |
|---|---|
| TOTAL UNITS | 360 |
| ADA UNITS (2% OF TOTAL UNITES) | 8 |
| A1 HC UNITS | 4 |
| B1 HC UNITS | 4 |
| C1 HC UNITS | 1 |
| H&V UNITS (2% OF TOTAL UNITES) | 8 |
| A1 H&V UNITS | 4 |
| B2 H&V UNITS | 3 |
| C1 H&V UNITS | 1 |

BUILDING KEY

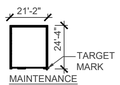
# BUILDING NUMBER
X BUILDING TYPE

* DENOTES FIRE RISER ROOM

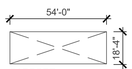
ADA ROUTE



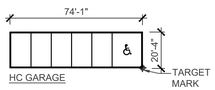
CLUBHOUSE 1 STORY



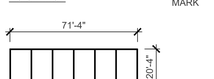
MAINTENANCE



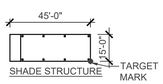
CARPORT



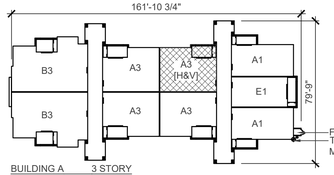
HC GARAGE



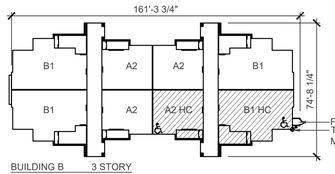
GARAGE



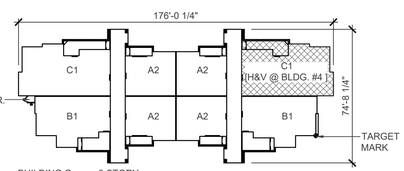
SHADE STRUCTURE



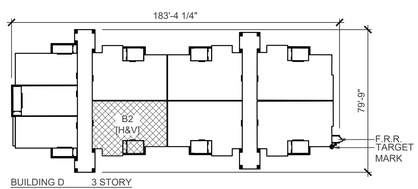
BUILDING A 3 STORY



BUILDING B 3 STORY



BUILDING C 3 STORY



BUILDING D 3 STORY

0 40 80
GRAPHIC SCALE
1 INCH = 40 FEET

01 SITE ADDRESS PLAN
SCALE: 1" = 40'-0"

10/14/2025

REGISTERED ARCHITECT
MARK ROSS
1845
STATE OF TEXAS

Cross architects

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# PRINCETON POINT
# PRINCETON, TEXAS

DATE:
10/14/2025

PROJECT NUMBER:
25087

REVISIONS

| NO | DATE |
|---|---|

DRAWINGS ISSUED FOR:
HUD REVIEW

SHEET NUMBER
A1.0

SITE/ADDRESS PLAN

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