marathon
EQUITY

Master Sign Plan Exhibit A

glow
SIGN GROUP

TEKO MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ

1234567890 !@#$%^&*?

USED FOR:
- HEADERS
- "A BETTER VIEW OF LIFE"
- BUILDER NAMES
- HOMES PRICING LINE

SHOULD ALWAYS:
- ALL CAPS
- USED WITH BRAND COLORS
- TRACKING: 60

SHOULD NOT BE:
- ANY OTHER WEIGHT

Nunito Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 !@#$%^&*?

USED FOR:
- BODY COPY
- URLS
- ADDRESS (IN CAPS)
- FOOTER

COULD BE USED IN OTHER WEIGHTS

HEADWATERS

ACCEPTABLE TO USE WORDMARK WITHOUT DRIPPING SPRINGS, TX SUBHEAD

P1	P2		
PMS COOL GREY 11C	PMS 7554		
		#FFF	#1BBECF / PMS 3115C	#304DA1 / PMS 7455C
		C: 0 M: 0 Y: 0 K: 0	C: 69 M: 0 Y: 20 K: 0	C: 92 M: 81 Y: 0 K: 0

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 2 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

X _____
(FILE NAME)

Color Schedule

Date: 6/4/2026

Glow Sign Group
Phone: **(210) 664-4515** Email: info@glowsigngroup.com
www.glowsigngroup.com

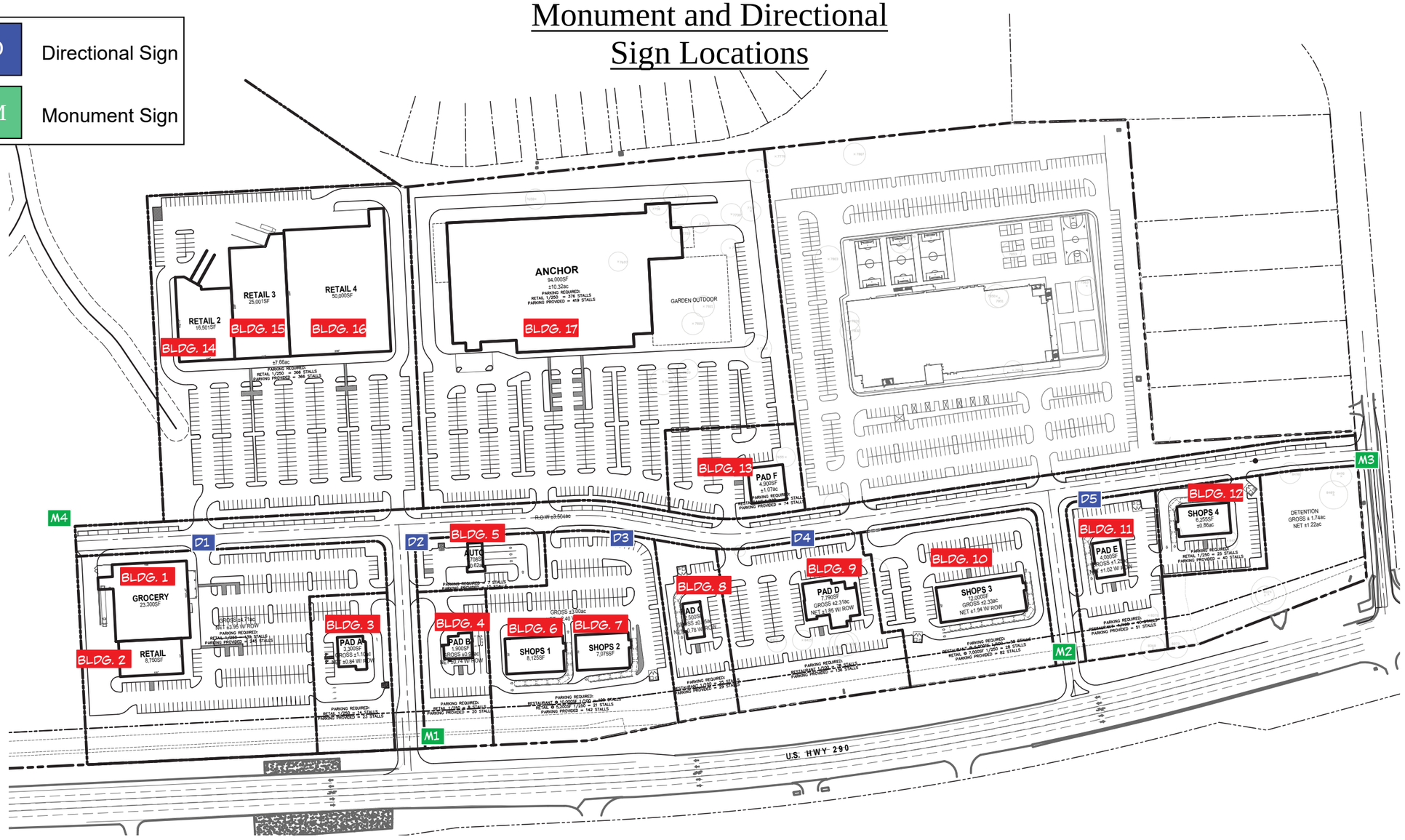
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glow SIGN GROUP

Monument and Directional Sign Locations

D — Directional Sign

M — Monument Sign



HEADWATERS	**Project** Headwaters Retail Shopping Center	**Sales** Jamie Mitol	**Designer** GG	**Color Schedule**
	Address Headwaters Blvd, Dripping Springs, TX 78620	**Approval** DATE:		
	Dwg #: Art 26-047 R3	X (FILE NAME)		
	Sheet #: 3 of 24			

Date: 6/4/2026

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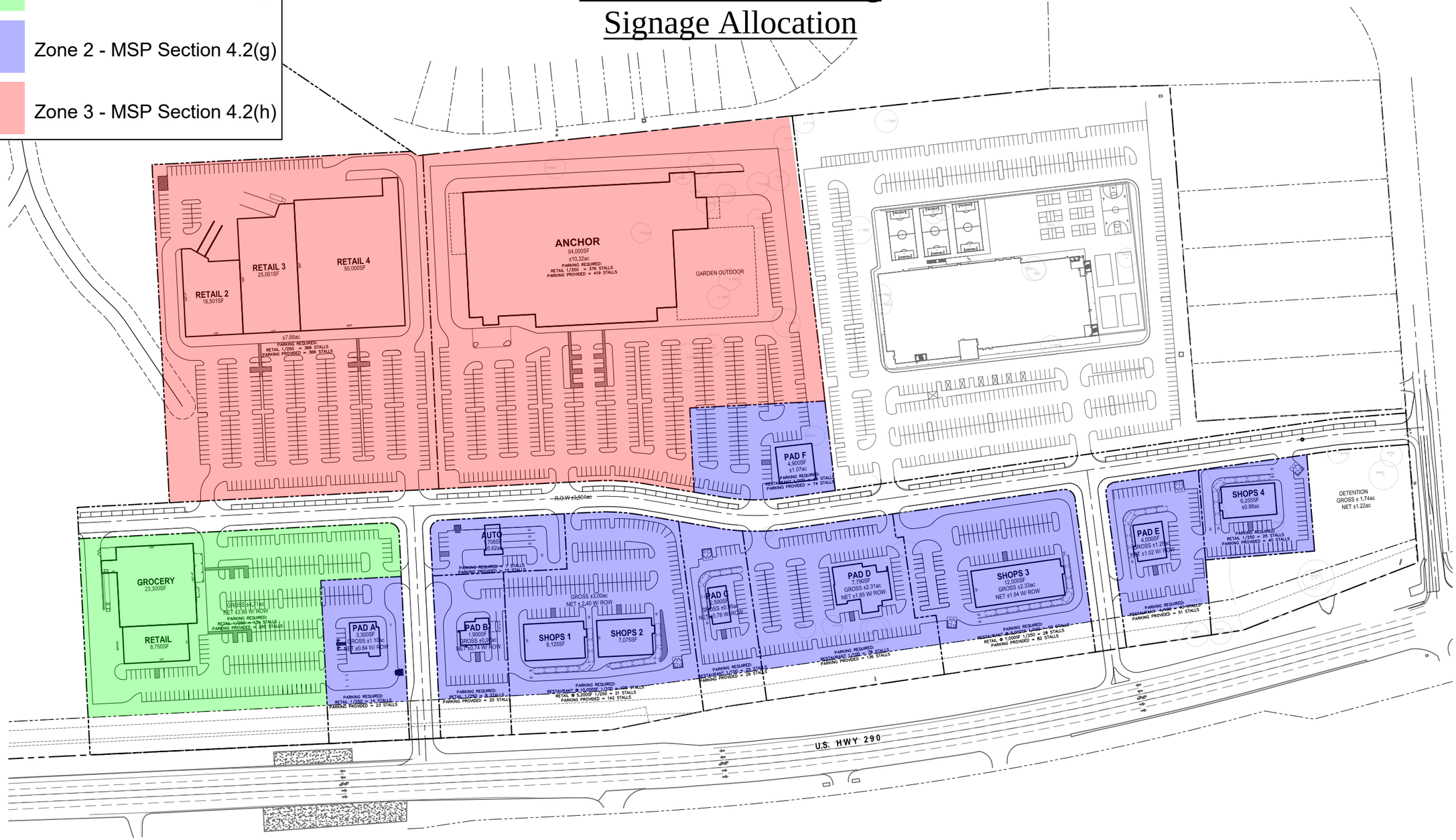
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Zones for Determining Signage Allocation

Zone 1 - MSP Section 4.2(f)

Zone 2 - MSP Section 4.2(g)

Zone 3 - MSP Section 4.2(h)



HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 4 of 24

Sales Jamie Mitol

Designer GG

Approval
DATE:

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(FILE NAME)

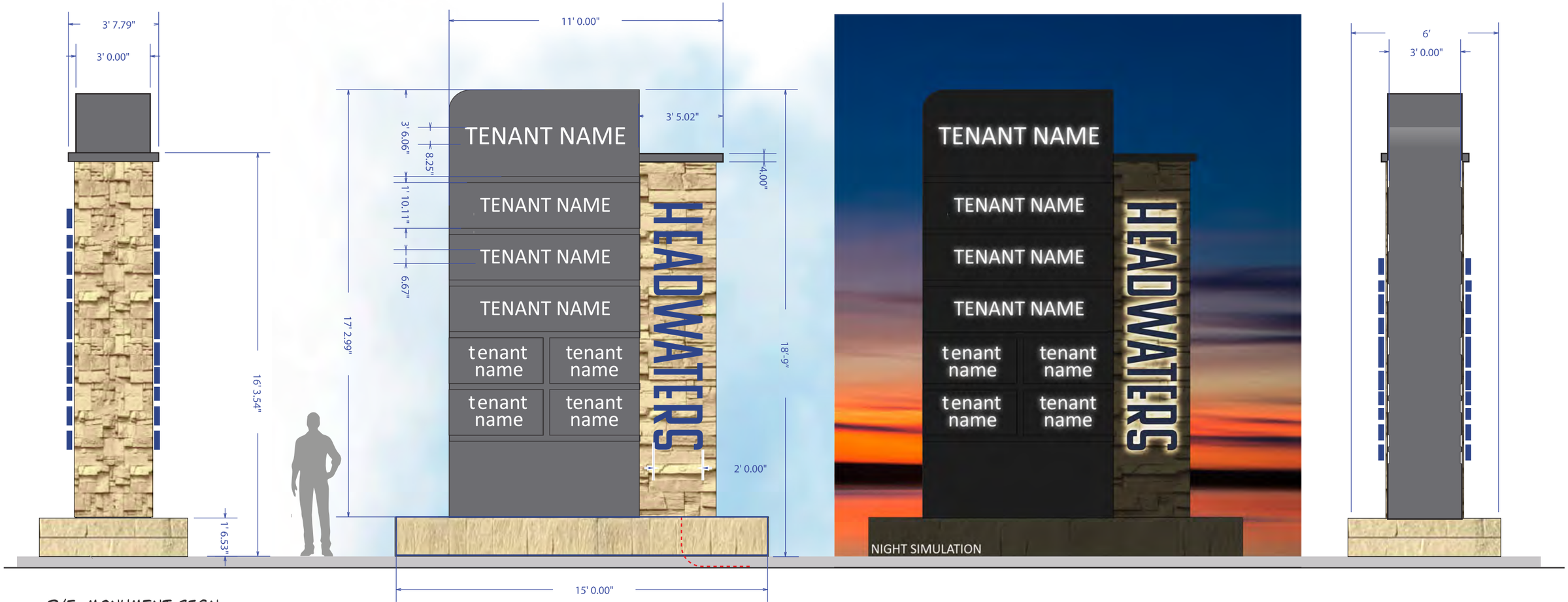
Color Schedule

Date: 6/4/2026

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D/F MONUMENT SIGN

1. MAIN CAB. SPECS:
• ALUM. FAB. CAB. PTD. P1. .125 ALUM. PAN-PANEL FACE PTD. P1; ROUTED OUT WITH PUSH-THRU 3/4" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000 K WHITE LEDS.

2. SPECS:
• ALUM. PAN-PANEL PTD. P1 ROUTED OUT WITH PUSH-THRU ¾" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000K WHITE LEDS. CLEAR ACRYLIC TO HAVE 60% DIFFUSER FILM APPLIED TO 2nd SURFACE TO PREVENT ANY HOTS SPOTS. DO NOT USE TRANSLUCENT WHITE AS THE SIGN WILL BE TOO DIM.

3. DECO TRIM SPECS:
• ALUM. FAB. PAINTED P1.

4. SPECS:
• ALUM. SQ. TUBE SUB-FRAME CLAD WITH BOARD AND STONE VENEER - STONE STYLE AND COLOR TBD.

5. BRANDING WORDMARK:
• REVERSE LIT CHANNEL LETTERS MOUNTED 1-1/2" OFF MASONRY

P1			
PMS COOL GREY 11C	#FFF	#1BBECF	#304DA1
		PMS 3115C	PMS 7455C
	C: 0 M: 0 Y: 0 K: 0	C: 69 M: 0 Y: 20 K: 0	C: 92 M: 81 Y: 0 K: 0

120V ELECTRICAL BY GC.

M D/F MULTI-TENANT MONUMENT SIGN

QTY: FOUR (4)

Tenant SQ FT: 96
OA SQ FT: 210

SCALE: 1/4"=1'

HEADWATERS

Project	Sales	Designer
Headwaters Retail Shopping Center	Jamie Mitol	GG

Address
Headwaters Blvd, Dripping Springs, TX 78620

Approval
DATE:

Dwg #: Art 26-047 R3

Sheet #: 5 of 24

X _____
(FILE NAME)

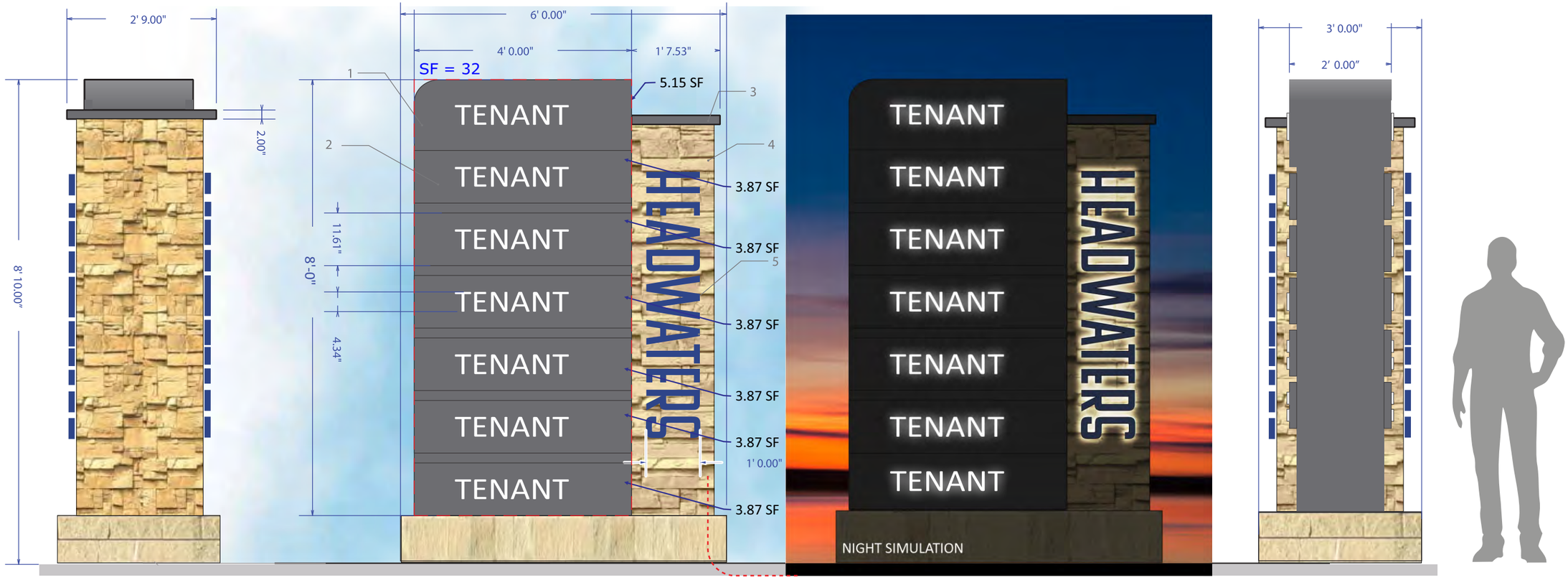
Color Schedule

Date: 6/4/2026

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D/F DIRECTIONAL SIGN

1. MAIN CAB. SPECS:
• ALUM. FAB. CAB. PTD. P1. .125 ALUM. PAN-PANEL FACE PTD. P1; ROUTED OUT WITH PUSH-THRU 3/4" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000 K WHITE LEDS.

2. SPECS:
• ALUM. PAN-PANEL PTD. P1 ROUTED OUT WITH PUSH-THRU ¾" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000 K WHITE LEDS. CLEAR ACRYLIC TO HAVE 60% DIFFUSER FILM APPLIED TO 2nd SURFACE TO PREVENT ANY HOTS SPOTS. DO NOT USE TRANSLUCENT WHITE AS THE SIGN WILL BE TOO DIM.

3. DECO TRIM SPECS:
• ALUM. FAB. PAINTED P1.

4. SPECS:
• ALUM. SQ. TUBE SUB-FRAME CLAD WITH BOARD AND STONE VENEER - STONE STYLE AND COLOR TBD.

5. BRANDING WORDMARK:
• REVERSE LIT CHANNEL LETTERS PAIN MOUNTED 1-1/2" OFF MASONRY

120V ELECTRICAL BY GC.

D D/F DIRECTIONAL SIGN
QTY: FIVE(5)

Tenant SQ FT: 30
OA SQ FT: 32
SCALE: 1/2" =1'

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3
Sheet #: 6 of 24

Sales Jamie Mitol
Designer GG
Approval
DATE:
X
(FILE NAME)

Color Schedule

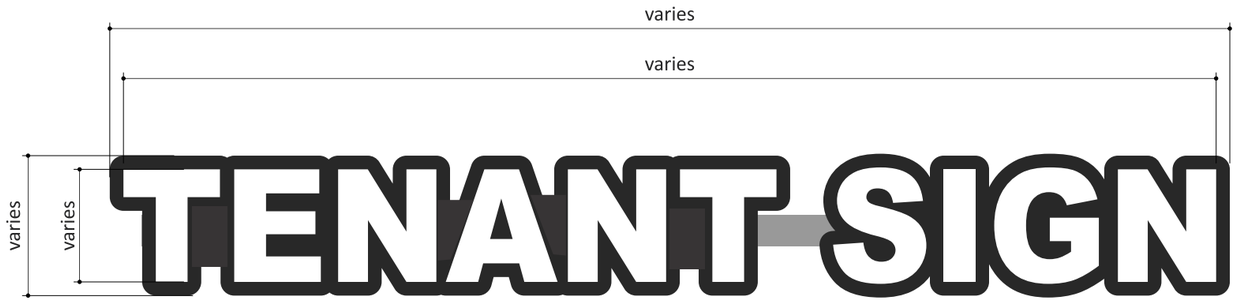
Date: 6/4/2026

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ZONE 2 BUILDINGS 3, 4, AND 6 THROUGH 12 SHALL FOLLOW THIS SPECIFICATION ON THE SOUTH ELEVATION.





A1 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES

QTY: (12) — SCALE: NTS

• REVERSE ILLUMINATED CHANNEL LETTERS:

REVERSE ILLUMINATED (HALO-LIT) LETTERS ON A BLACK PANEL OFTEN APPEAR DIM BECAUSE THE BLACK SURFACE ABSORBS THE LIGHT RATHER THAN REFLECTING IT, AND THE LACK OF CONTRAST MAKES THE HALO APPEAR SMALLER. TO MAKE THEM BRIGHTER, THE SIGN MFG MUST APPLY MATTE WHITE VINYL DIRECTLY ON AND BEHIND EACH INDIVIDUALLY MOUNTED LETTERS. THIS MATTE WHITE VINYL WILL SIGNIFICANTLY ENHANCE THE BRIGHTNESS AND EFFECTIVENESS OF THE SIGN.

• 3" IN DEPTH
• LETTERS PAINTED WHITE
• PIN MOUNTED 1.5" OFF SURFACES OFF BACKER PANEL.
• BACKER PANEL TO BE PAINTED SATIN BLACK
• MATTE WHITE VINYL TO BE APPLIED DIRECTLY BEHIND EACH LETTER AND ON TOP OF BACKER PANEL TO ENSURE PROPER ILLUMINATION AND TO PREVENT LOSS OF ILLUMINATION OR REFLECTION EXPOSING INTERNAL COMPONENTS OF LETTER.
• INTERNALLY ILLUMINATED WITH 3000K WARM WHITE LEDS.

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 7 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

X _____
(FILE NAME)

Color Schedule

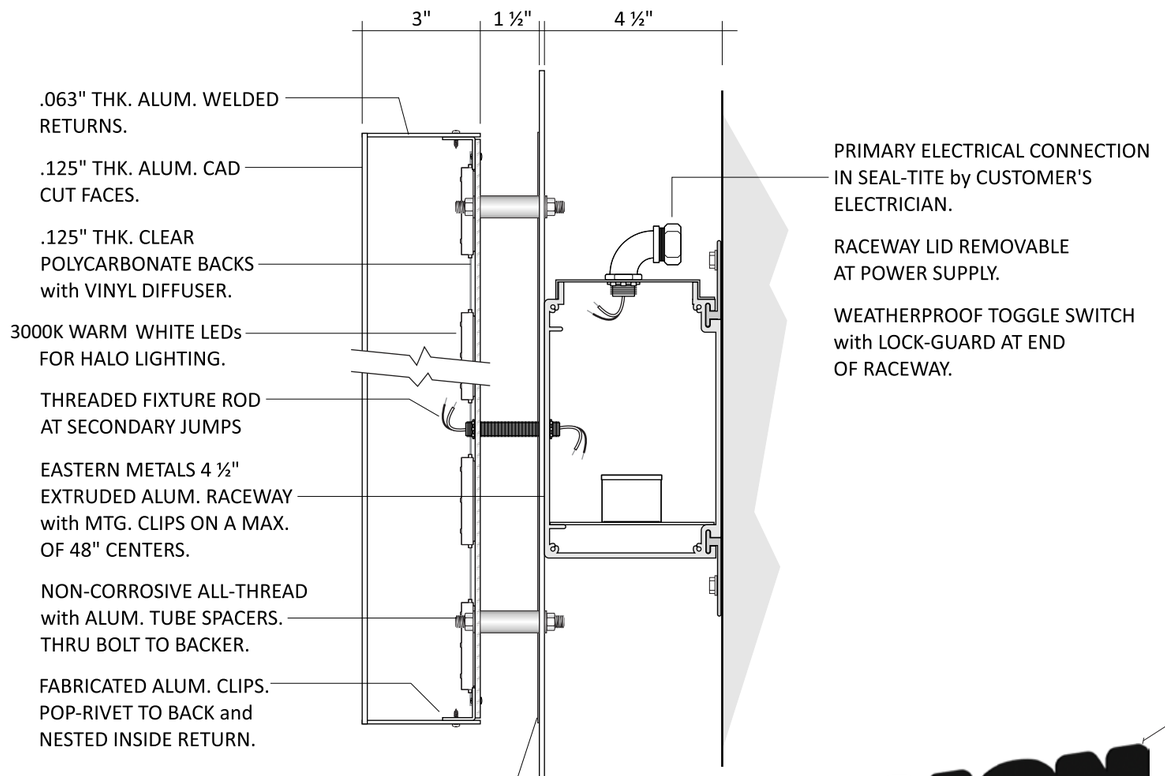
Date: 6/4/2026

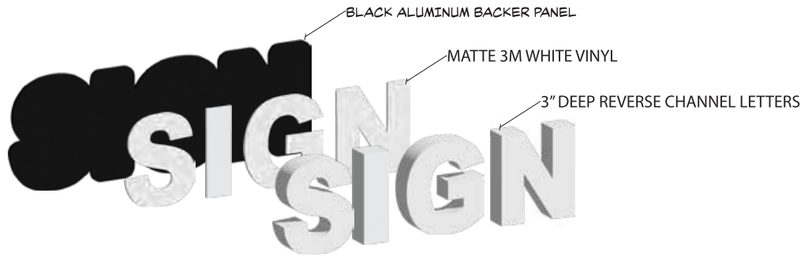
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glow SIGN GROUP

ZONE 2 BUILDINGS 3, 4, AND 6 THROUGH 12 SHALL FOLLOW THIS SPECIFICATION ON THE SOUTH ELEVATION.





A1 **SECTION** (VERT) 3" = 1'-0"

REVERSE CHANNEL LETTER w/ CLOUD BACKER and RACEWAY

HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		
Address	**Approval**			
Headwaters Blvd, Dripping Springs, TX 78620	DATE:			
Dwg #: Art 26-047 R3	X			
Sheet #: 8 of 24	(FILE NAME)			

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glow SIGN GROUP

ZONE 1 BUILDING 2 SOUTH ELEVATION SHALL FOLLOW THIS STANDARD. ALL ELEVATIONS NOT FACING HIGHWAY 290 SHALL FOLLOW SHEETS 13 AND 14.





A2 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES

SCALE: NTS

REVERSE ILLUMINATED CHANNEL LETTERS:

- INDIVIDUALLY PIN-MOUNTED 1.5" OFFSET.
- .125 ALUMINUM FACE PAINTED WHITE WITH 3" DEEP ALUMINUM RETURNS PAINTED WHITE.
- ILLUMINATION BY 3000K WARM WHITE LEDS.
- REMOTE-LOCATED POWER SUPPLY.

120V ELECTRICAL BY GC

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 9 of 24

Sales Jamie Mitol | **Designer** GG

Approval
DATE:

X _____
(FILE NAME)

Color Schedule

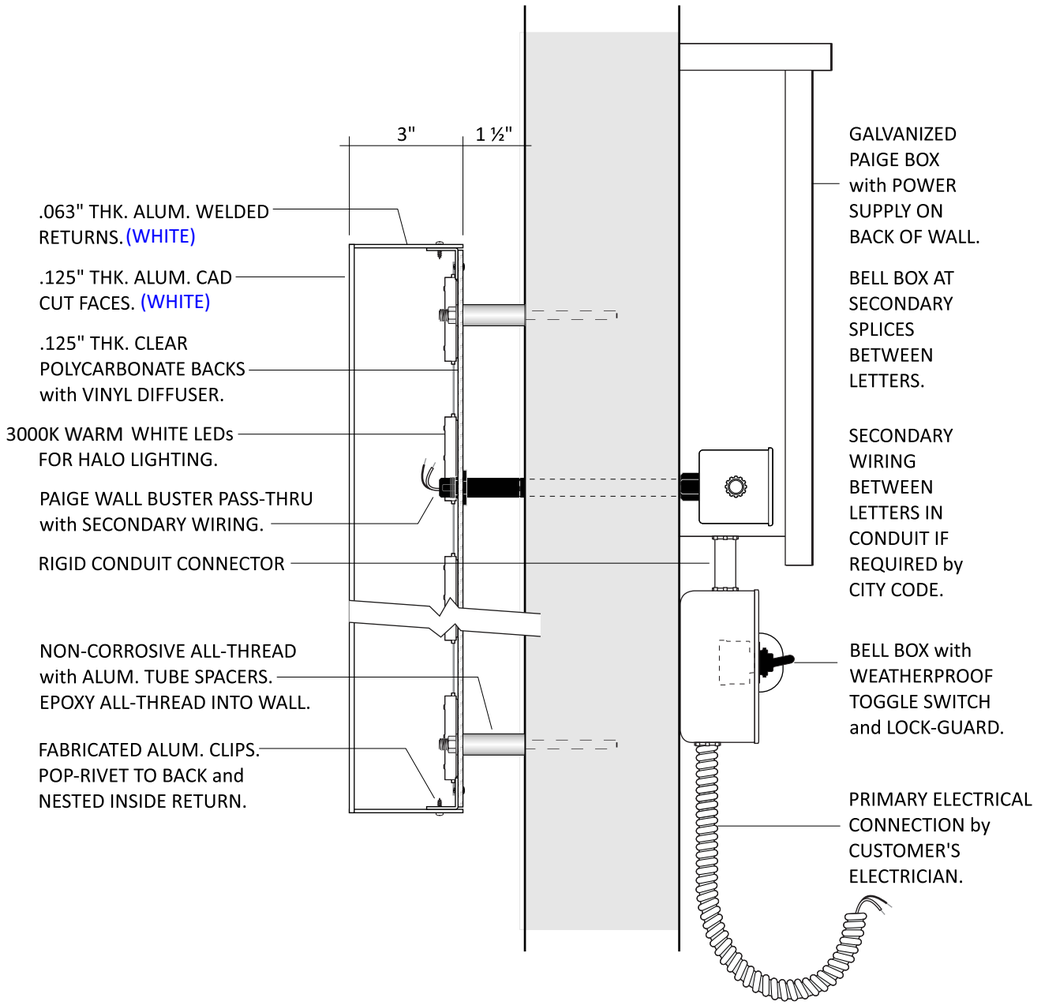
Date: 6/4/2026

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glow SIGN GROUP

ZONE 1 BUILDING 2 SOUTH ELEVATION SHALL FOLLOW THIS STANDARD. ALL ELEVATIONS NOT FACING HIGHWAY 290 SHALL FOLLOW SHEETS 13 AND 14.



A2 **SECTION** (VERT) 3" = 1'-0"
REVERSE CHANNEL LETTER

HEADWATERS

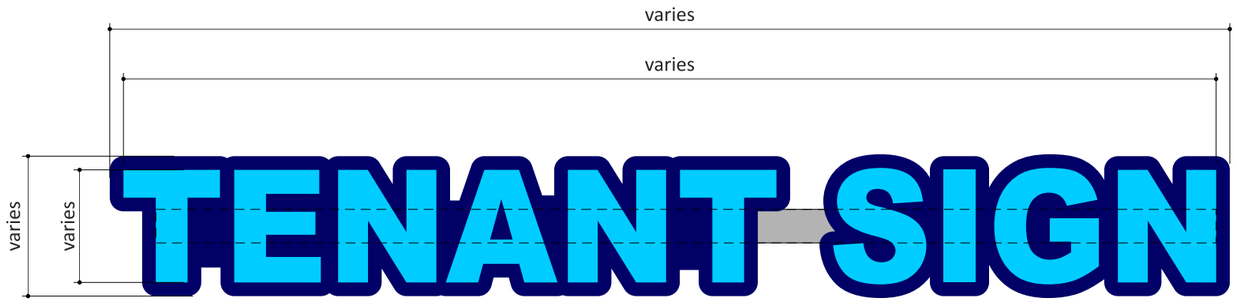
Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		
Address	**Approval**			
Headwaters Blvd, Dripping Springs, TX 78620	DATE:			
Dwg #: Art 26-047 R3	X (FILE NAME)			
Sheet #: 10 of 24				

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glow SIGN GROUP

THIS STANDARD APPLIES TO ALL ZONE 2 ELEVATIONS NOT FACING HIGHWAY 290 AND TO ALL ELEVATIONS OF BUILDINGS 5 AND 13, INCLUDING ELEVATIONS FACING HIGHWAY 290.





A3 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES — SCALE: NTS

• REVERSE ILLUMINATED CHANNEL LETTERS:

REVERSE ILLUMINATED (HALO-LIT) LETTERS ON A BLACK PANEL OFTEN APPEAR DIM BECAUSE THE BLACK SURFACE ABSORBS THE LIGHT RATHER THAN REFLECTING IT, AND THE LACK OF CONTRAST MAKES THE HALO APPEAR SMALLER. TO MAKE THEM BRIGHTER, THE SIGN MFG MUST APPLY MATTE WHITE VINYL DIRECTLY ON AND BEHIND EACH INDIVIDUALLY MOUNTED LETTERS. THIS MATTE WHITE VINYL WILL SIGNIFICANTLY ENHANCE THE BRIGHTNESS AND EFFECTIVENESS OF THE SIGN.

• 3" DEEP LETTERS PAINTED ANY COLOR; PIN-MOUNT OFFSET 1.5" FROM BACKER.
• BACKER PANEL TO BE PAINTED ANY COLOR.
• MATTE WHITE VINYL APPLIED DIRECTLY BEHIND EACH LETTER TO ENSURE PROPER ILLUMINATION AND TO PREVENT LOSS OF BRIGHTNESS OR MIRROR REFLECTION SHOWING INTERNAL COMPONENTS.
• INTERNALLY ILLUMINATED WITH 3000K WARM WHITE LEDS.

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3
Sheet #: 11 of 24

Sales Jamie Mitol
Designer GG

Approval
DATE:
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Color Schedule

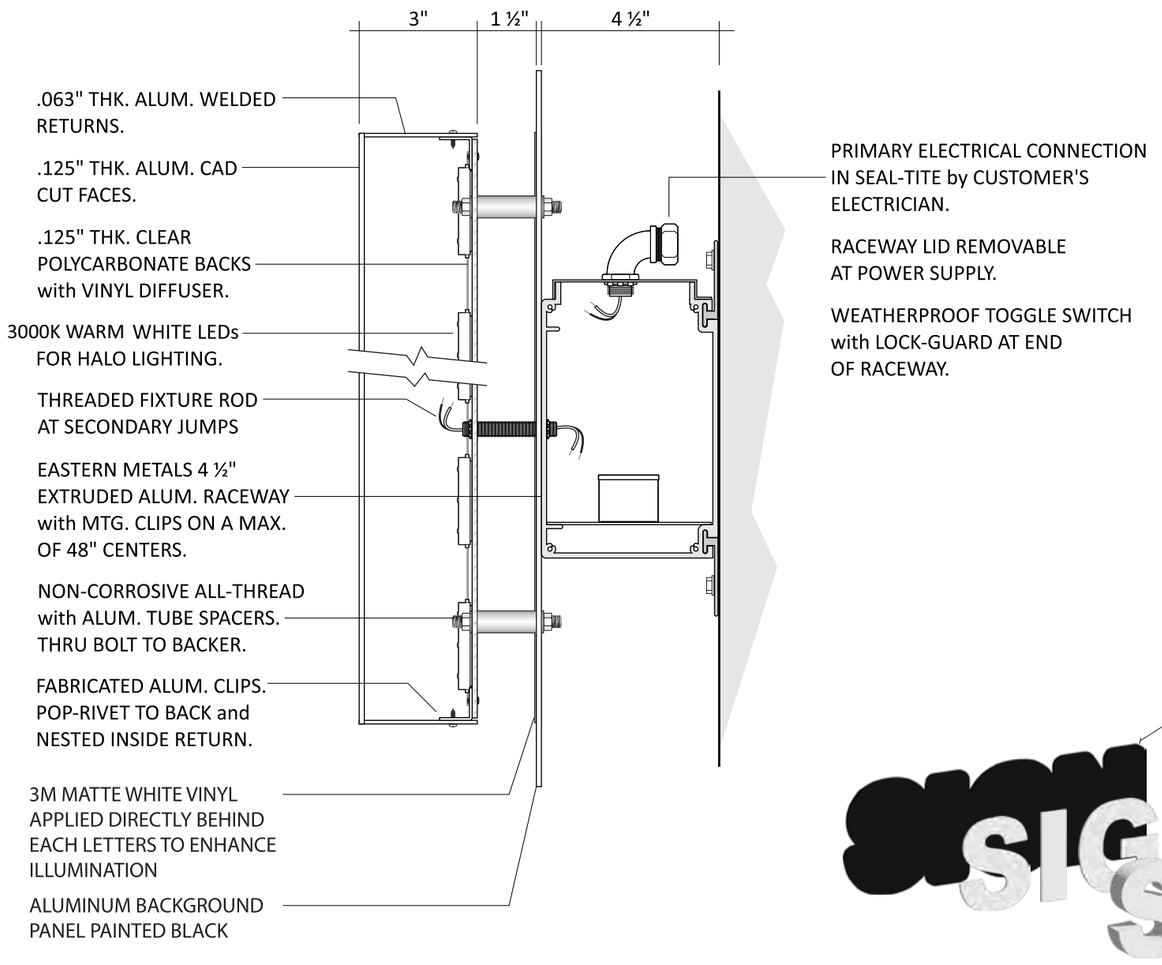
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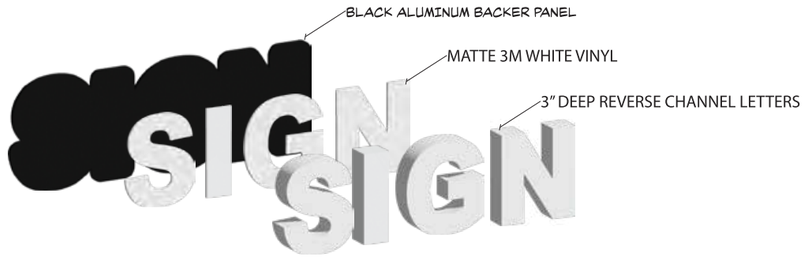
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glow SIGN GROUP

THIS STANDARD APPLIES TO ALL ZONE 2 ELEVATIONS NOT FACING HIGHWAY 290 AND TO ALL ELEVATIONS OF BUILDINGS 5 AND 13, INCLUDING ELEVATIONS FACING HIGHWAY 290.





A3 **SECTION** (VERT) 3" = 1'-0"

REVERSE CHANNEL LETTER w/ CLOUD BACKER and RACEWAY

HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		
Address	**Approval**			
Headwaters Blvd, Dripping Springs, TX 78620	DATE:			
Dwg #: Art 26-047 R3	X			
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glow SIGN GROUP

ZONES 1 AND 3 SHALL FOLLOW THIS STANDARD, EXCEPT FOR THE SOUTH ELEVATION OF BUILDING 2, WHICH SHALL FOLLOW SHEETS 9 AND 10.





A4 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES

SCALE: NTS

REVERSE ILLUMINATED CHANNEL LETTERS:

- PIN-MOUNTED 1.5" OFFSET FROM WALL.
- .125 ALUMINUM FACE PAINTED ANY COLOR WITH 3" DEEP ALUMINUM RETURNS PAINTED ANY COLOR.
- ILLUMINATION BY 3000K WARM WHITE LEDS.
- REMOTE-LOCATED POWER SUPPLY.

120V ELECTRICAL BY GC

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 13 of 24

Sales Jamie Mitol | **Designer** GG

Approval

DATE:

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(FILE NAME)

Color Schedule

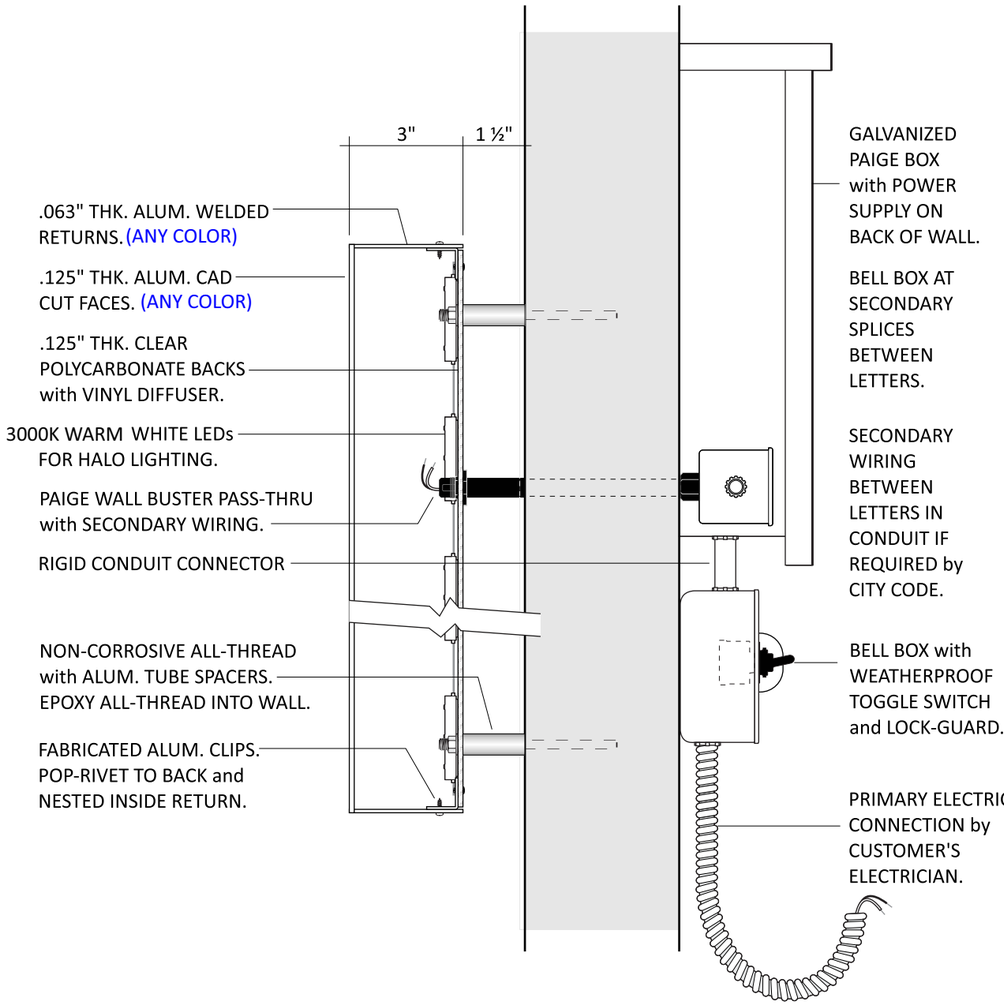
Date: 6/4/2026

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glow SIGN GROUP

ZONES 1 AND 3 SHALL FOLLOW THIS STANDARD, EXCEPT FOR THE SOUTH ELEVATION OF BUILDING 2, WHICH SHALL FOLLOW SHEETS 9 AND 10.



A4 **SECTION** (VERT) 3" = 1'-0"
REVERSE CHANNEL LETTER

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3
Sheet #: 14 of 24

Sales Jamie Mitol
Designer GG

Approval
DATE:
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(FILE NAME)

Color Schedule

Date: 6/4/2026

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ELEVATION

SCALE: 3/32"=1'

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
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Dwg #: Art 26-047 R3

Sheet #: 15 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

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Color Schedule
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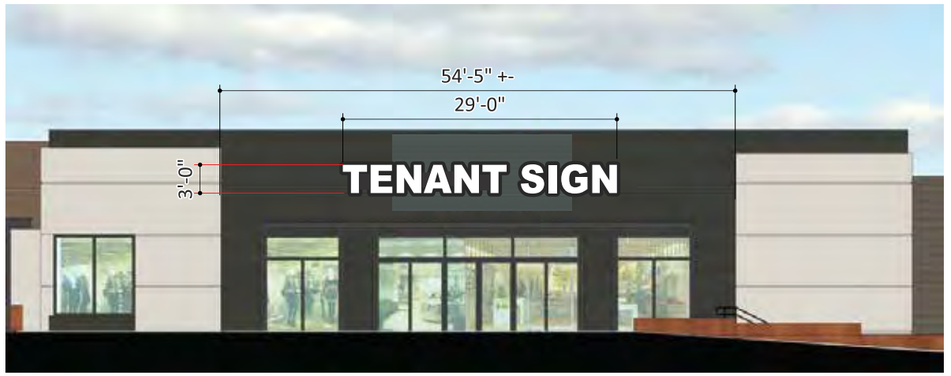
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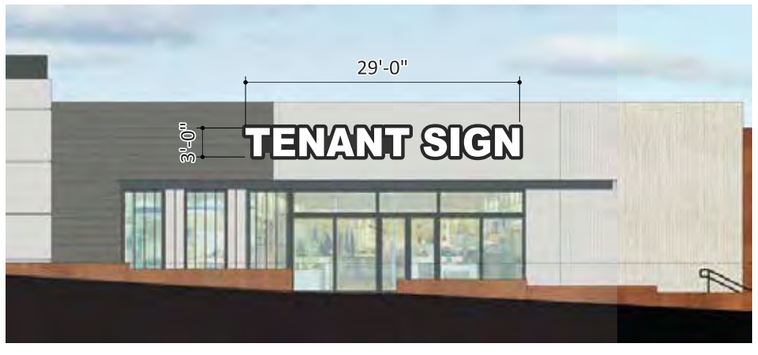
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SAMPLE ELEVATIONS

SCALE: 1/16"=1'

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
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Dwg #: Art 26-047 R3

Sheet #: 16 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

X _ _ _ _ _ _ _ _ _ _ _ _ _ _

(FILE NAME)

Color Schedule
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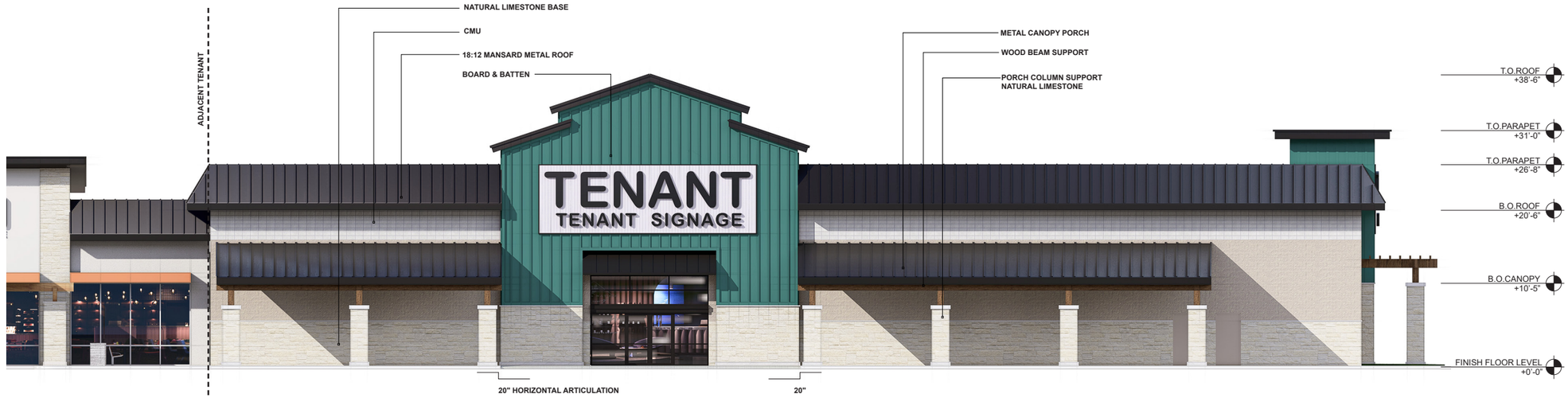
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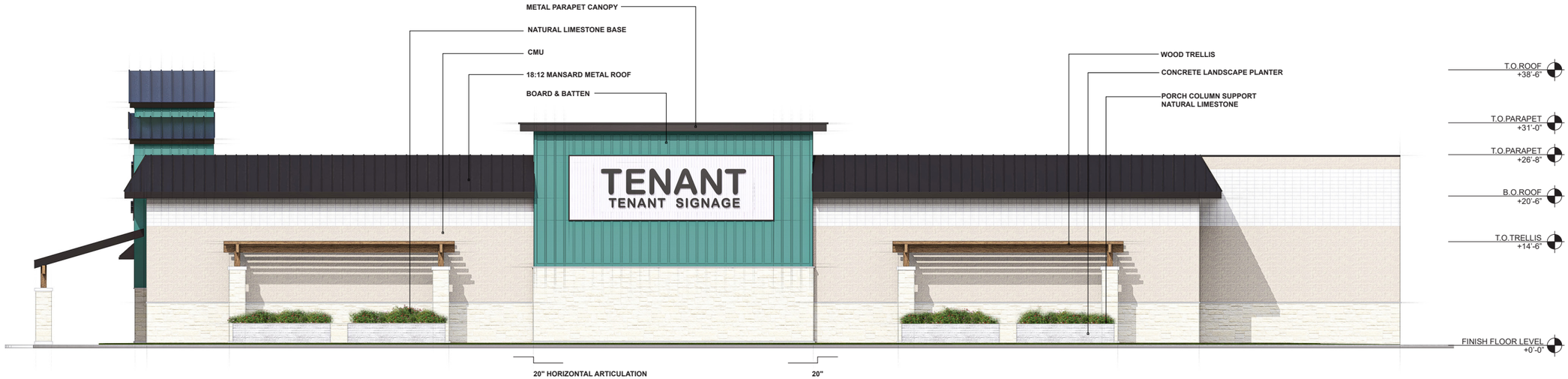
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Building #1



Building Front Elevation



Building Side Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 17 of 24

Sales Jamie Mitol

Designer GG

Approval
DATE:

X _____
(FILE NAME)

Color Schedule Page 1

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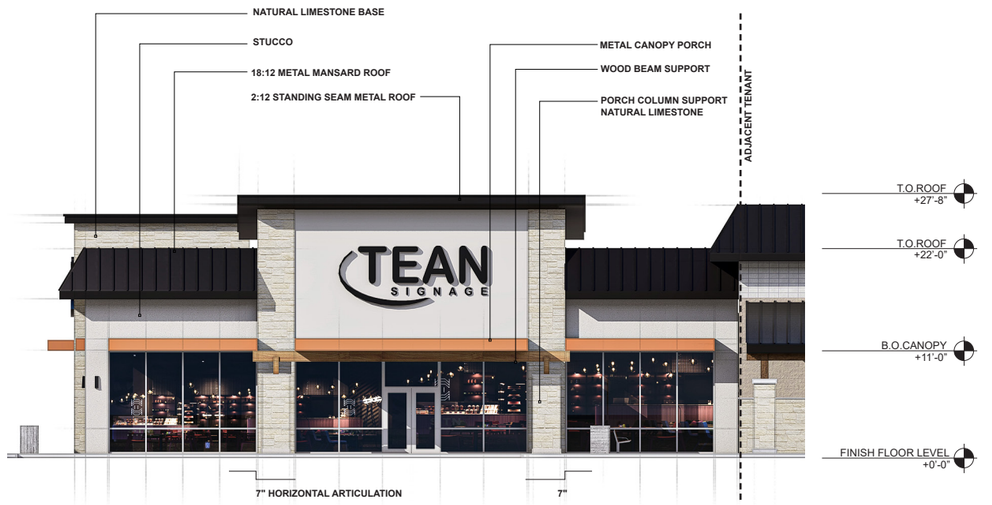
Date: 6/4/2026

Glow Sign Group
Phone: **(210) 664-4515** Email: info@glowsigngroup.com
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Building #2



Typical Building Front Elevation



Typical Building Side Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 18 of 24

Sales Jamie Mitol

Designer GG

Approval
DATE:

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(FILE NAME)

Color Schedule
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Date: 6/4/2026

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Typical Building Front Elevation



Typical Building Side Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 19 of 24

Sales Jamie Mitol

Designer GG

Approval
DATE:

X _____
(FILE NAME)

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Shops 3 Building South Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 20 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

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Building #14



Building Front Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 21 of 24

Sales | **Designer**
Jamie Mitol | GG

Approval
DATE:

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(FILE NAME)

Color Schedule
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Date: 6/4/2026

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Building #15



Building Front Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 22 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

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(FILE NAME)

Color Schedule

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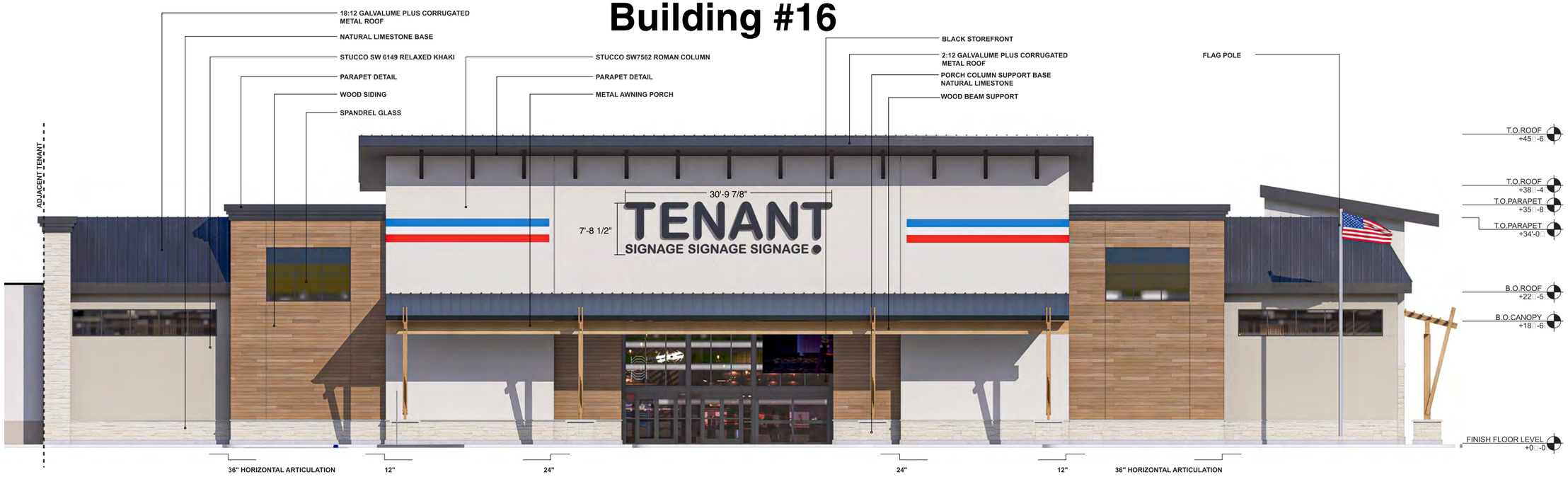
Date: 6/4/2026

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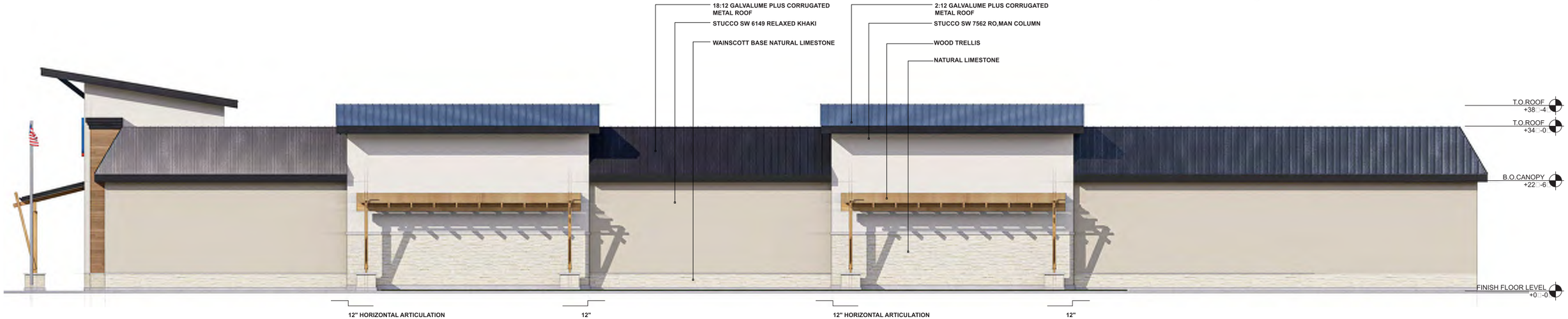
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Building #16



Typical Building Front Elevation



Typical Building Side Elevation

HEADWATERS

Project	Sales	Designer
Headwaters Retail Shopping Center	Jamie Mitol	GG

Address
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Approval
DATE:

Dwg #: Art 26-047 R3

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Overall Building Front Elevation



Overall Building Front Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 24 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

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