

PREPARED ESPECIALLY FOR

KIMBRO CROSSING

MASTER SIGN PLAN

UPDATED: 04/23/26

14018 US HWY 290
MANOR, TX 78653

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SIGN LEGEND	
1	PRIMARY D/F MULTI-TENANT PYLON (QTY. 1)
2	SECONDARY D/F MULTI-TENANT PYLON (QTY. 1)
3	PAD TENANT PYLONS (QTY. 14)

SITE MAP
SCALE: 1/128"=1'-0"

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UL #433195-001
U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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File: KIMBRO CROSSING-MSP-052926-R8
Designer: RA | Sb
Account Manager: JG

Version: 1
Reviewed by:
Engineer:
Date: 05/29/26
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SIGN LEGEND

- 1 PRIMARY D/F MULTI-TENANT PYLON (QTY. 1)
- 2 SECONDARY D/F MULTI-TENANT PYLON (QTY. 1)
- 3 PAD TENANT PYLONS (QTY. 14)

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SIGN CRITERIA

Division 1: General Provisions

1. Purpose

The purpose of the Master Sign Plan (MSP) is to:

- a. Enhance the visual environment of the Manor community.
- b. Promote public safety by ensuring signs are structurally sound and do not obstruct vision or distract drivers.
- c. Encourage consistency, quality, and harmony in design through coordinated signage within the Sign District, the Kimbro Crossing retail development.
- d. Ensure signage is located, constructed, and maintained in conformance with applicable city, state, and federal regulations.

2. Applicability / Jurisdiction

- a. The Master Sign Plan (MSP) shall govern all properties within the designated Sign District. In the event of any conflict, the MSP shall supersede all existing or future City of Manor ("City") sign ordinances. Any standards or requirements not specifically addressed in this MSP shall be subject to the applicable City ordinances in effect at the time of permitting.
- b. No sign may be erected, placed, fabricated, painted, created, maintained, or altered unless in compliance with this ordinance and with a valid permit (unless specifically exempt).
- c. Signs that are part of a Master Sign Plan must indicate compliance with the approved plan on permit applications.

3. Signage shall be as per Article 15.04, Code of Ordinances, except as may be modified by this Mater Sign Plan.

4. Definitions

- a. Premise Sign means any sign the message of which relates to the premises on which it is located.
- b. Sign District means the entire Property subject to these sign regulations.

3. Lot Designations:

- a. Block A, Lots 1-7
- b. Block B, Lots 2-6 and;
- c. Block C, Lots 1 and 2

Division 2: Sign Regulations

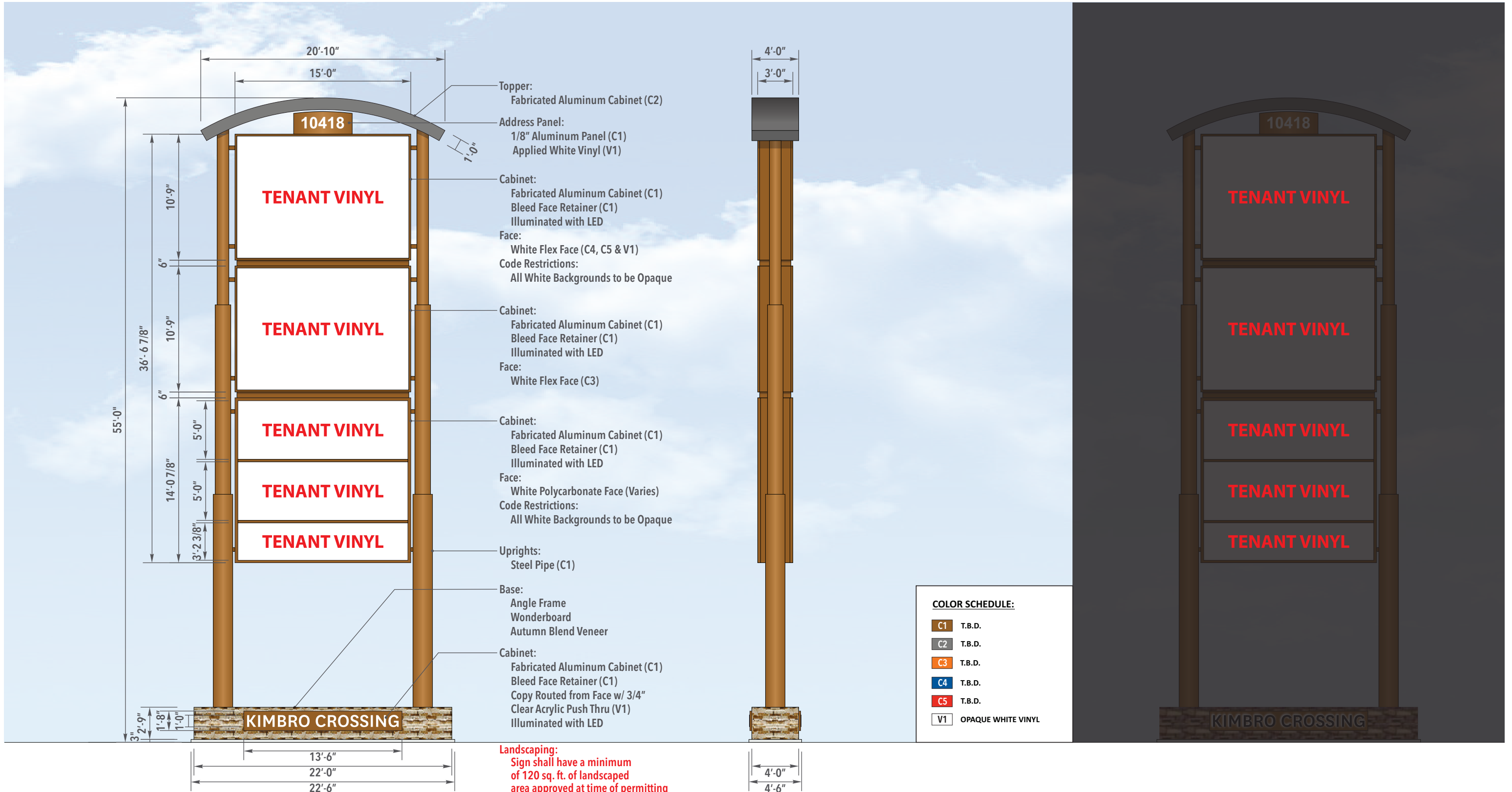
5. GENERAL

- a. Illumination
 - i. Except as otherwise provided herein, all Premise Signs may be internally illuminated or illuminated by external sources, in accordance with the City's Outdoor Lighting code.
 - ii. All wall mounted signage shall be remote/ individually mounted letters

6. SITE SIGNAGE

- a. A Master Sign Plan for the Freestanding Primary Mutli-Tenant, Secondary Multi-Tenant and Pad Tenant Plyon signage is attached.
- b. Small variation from approved signage standards shall be at the discretion of the Planning Department, as the drawings are intended to be conceptual rather than exact. The signs illustrated in these exhibits are permitted in the general locations shown; however, construction of any specific sign is not required. A small variation does not include changes in height, sign face area, or location by more than 100'
- c. Freestanding signs shall comply with the following:
 - i. One high profile sign, the "Primary Multi-Tenant Sign", shall be allowed per the First Amendment to Development Agreement with up to a maximum of fifty-five feet (55') in height in a location shown on the Sign Location Plan.
 1. Freestanding Sign shall be substantially as shown in the design drawings, with Face Area allowed as shown.
 2. To ensure a clean and cohesive appearance of the Primary Multi-Tenant Sign and to comply with Section 15.04.018 (17)(D), all panels for the Primary Multi-Tenant Sign, Secondary Multi-Tenant Sign, and Pad Tenant Pylon Signs shall feature tenant- or user-selected color copy on white backgrounds only. White, yellow, and other landlord approved light-colored backgrounds must be opaque, with illumination transmitted solely through translucent letters and symbols. For the purposes of this standard, "opaque" means the background material shall not allow light from the internal illumination source to pass through.
 3. Freestanding signs must be placed 10'-0" from edge of pavement and pad tenant pylons along the Gunn Lane to have a minimum of 200 feet between each pylon sign
- d. Pad 5 remains part of the recorded plat and is therefore included in this Comprehensive Sign Plan. The existing billboard located on Pad 5 shall be removed upon expiration of the current lease term or earlier at the lot owner's discretion. Responsibility for removal of the billboard lies with the future lot owner of Pad 5, not the developers.

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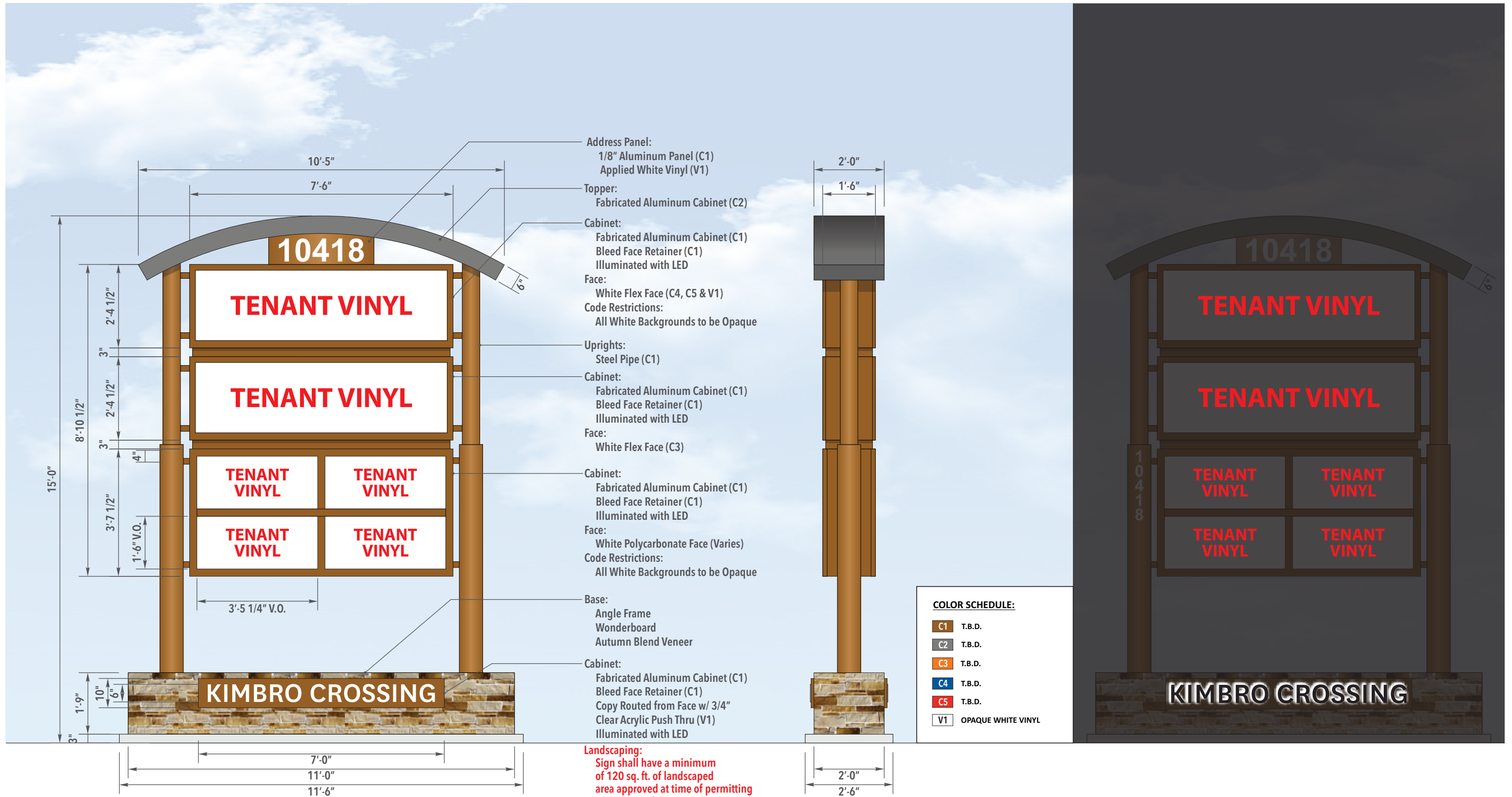
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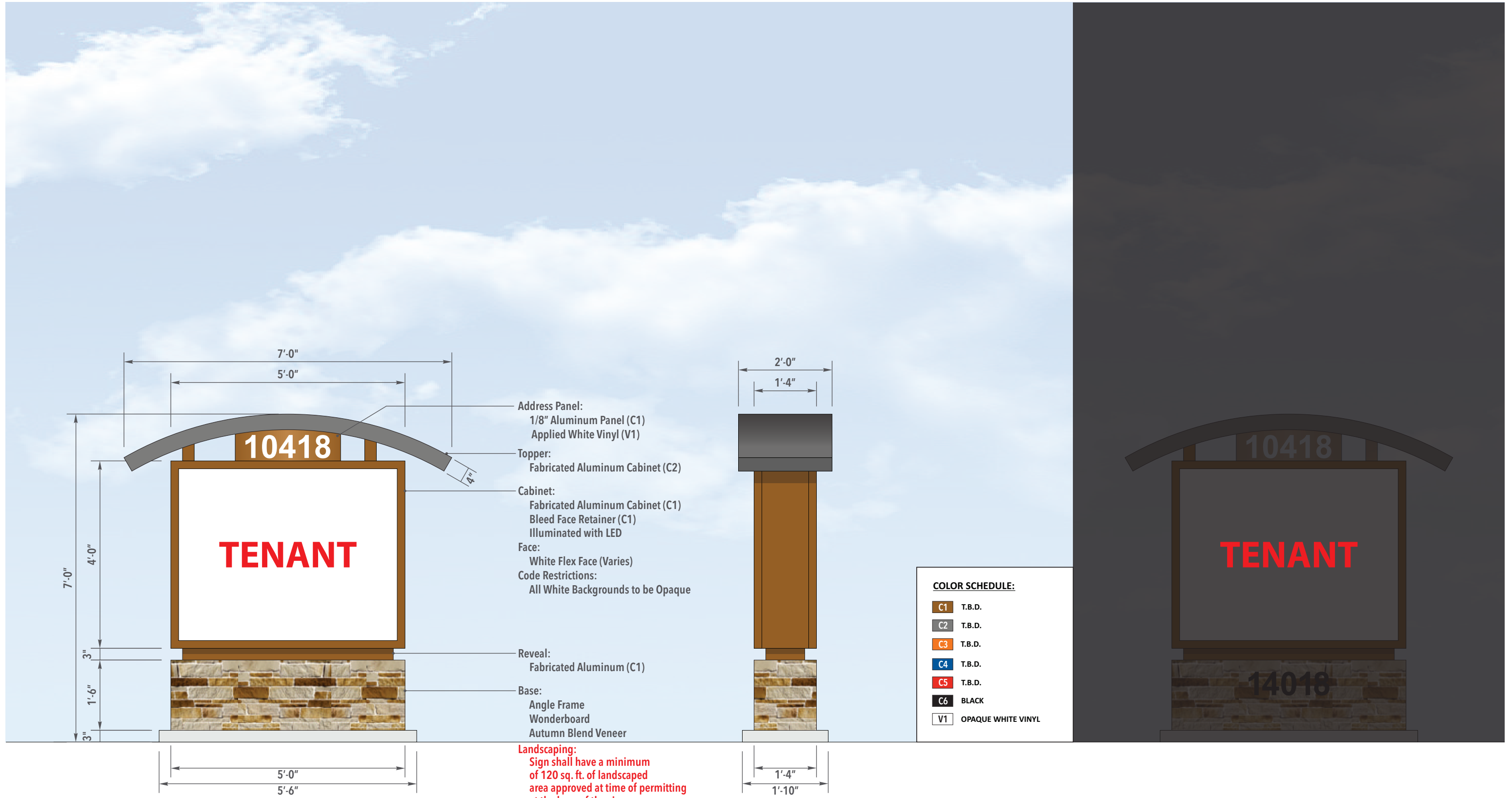
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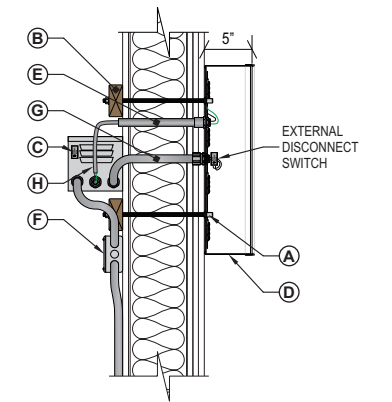
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Sign **4** TENANT SPACE SIGNAGE OPTIONS
SCALE: N.T.S.



CHANNEL LETTERS - ILLUMINATED



TYPICAL SECTION DETAIL
NOT TO SCALE

INSTALL

- Securement Using Appropriate Mounting Hardware
- B.** Blocking as Required per Location
- C.** Disconnect Switch at Transformer Can
- D.** 1/4" Drain Holes Required in Letter Returns & Retainers
- E.** 1/2" (MFG) Plastic Pass-Through
- F.** 20 amp 120 V. Circuits Required (Supplied by Others Than Image National)
- G.** 6'-0" x 1/2" Flexible Conduit for External Switch
- H.** Grounded/Bonded Wire Connection from Letter to T-Can

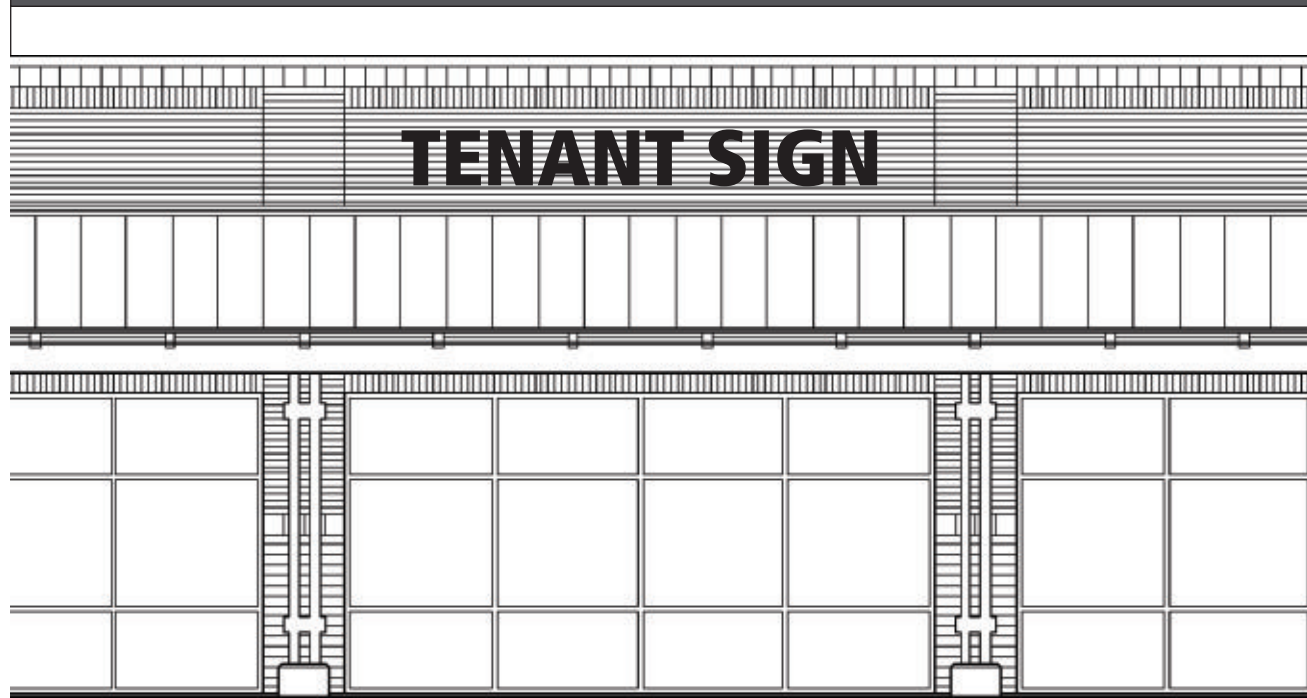
SIGN DETAILS:

- QTY. ONE (1) PER STORE FRONT
- OVERALL HEIGHT: VARIES
- OVERALL LENGTH: VARIES
- TOTAL SQ. FT.: VARIES PER FRONTAGE
- RETURNS: 5"
- RETURN COLOR: BLACK (CORPORATE COLORS ALLOWED W/ LL APPROVAL)
- TRIM CAP: 1"
- TRIM CAP COLOR: BLACK (CORPORATE COLORS ALLOWED W/ LL APPROVAL)
- FACE: ACRYLIC
- FACE COLOR: (CORPORATE COLORS ALLOWED W/ LL APPROVAL)
- ILLUMINATION: LED'S

CITY CODE & ALLOWANCES:

- 75% LENGTH OF BUILDING FRONTAGE FOR THE LENGTH OF THE SIGN; MAX 20% OF WALL AREA (LESS/ MINUS DOORS AND WINDOWS) OTHERWISE REFER TO CODE, NO MAX ON SQUARE FOOTAGE.
- SMALL PAD SITES: ADHERE TO CITY OF MANOR SIGN CODE
SMALL PAD SITES ARE DEFINED AS LOTS 5, 6 AND 7 OF BLOCK A, ALL OF BLOCK B AND ALL OF BLOCK C.

SAMPLE ELEVATION



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