

Manor, Texas

Coordinated Sign Plan

01 August 2025

Dear Recipient:

I hope this letter finds you well. We are writing to express our intent regarding the coordinated sign plan for the property located at 13320 E US Hwy 290 Manor Texas 78653. As part of our efforts to enhance the visual appeal and functionality of the site, we propose replacing the two 40-foot-tall billboard signs with two new signs: a gas price sign and a car wash sign.

Our objectives for this coordinated sign plan are as follows:

The new signs will provide clear and concise information to passersby, improving visibility for both the gas station and the car wash facility.

We aim to create a cohesive and visually appealing signage arrangement that aligns with the overall branding and design of the property.

The gas price sign will ensure that fuel prices are prominently displayed, facilitating customer decision-making. Simultaneously, the car wash sign will guide patrons to the car wash area.

We are committed to adhering to all local regulations and zoning requirements related to signage.

The new signage will notably decrease the overall square footage of the sign area when compared to the previous two billboard signs.

We are proposing this letter of intent to make amendments to add canopy signs on our site.

We are making these amendments to add signs to our fuel canopy. The reason for this is for the visibility of your customers to be able to see what brand of fuel we are selling and to follow the guidelines or Brand Licensing Agreement of our wholesalers.

We aim to create a cohesive and visually appealing signage arrangement that aligns with the overall branding and design of the property.

The fuel canopy sign will ensure that fuel brand is prominently displayed, facilitating customer decision-making.

For the amendments that are made on the sign plan its pages 27-31 on the Building Sign PDF.

We appreciate your consideration of this matter. Should you have any questions or require further details, please do not hesitate to reach out. We look forward to collaborating with you to enhance the property's visual impact and functionality.

Sincerely,

Inayat Marediya

