

MANOR COMMONS
TENANT SIGNAGE CRITERIA

Phase III Sign Program

SWC US 290 & FM 973
Manor, TX 78653

EXHIBIT 4

FACILITY SOLUTIONS GROUP
10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
fsgsigns.com

Manor Commons Phase 3 / Sign Criteria

STORE-FRONT ELEVATION

A **FACE-LIT INTERNALLY ILLUMINATED CHANNEL LETTERS CRITERIA:**

- 5'-deep letters to have:
  - White L.E.D. illumination;
  - .040" aluminum sidewalls finished Black;
  - ACM Backs;
  - 3/16" White Acrylic faces;
  - Face-color options (translucent 3M™ vinyls) per landlord approval;
- Letters to mount to routed .090" aluminum backplate finished Black; Backplate attaches to a 7" x 7" aluminum raceway containing LED power supplies;
- Raceway to be finished in color to be selected by architect to match wall color;
- Raceway to mount to fasçia with approved non-corrosive hardware;
- Service switch required on exterior of raceway;
- U.L. or MET listed components required;
- Letter height not to exceed 24". Backplate perimeter not to exceed 3" from letter-edge;
- Logo (if applicable) is not to exceed 36" in height;
- Sign to mount to fasçia with equal distances from side to side, and from top of elevation to top of canopy; See below:
- Overall length not to exceed maximum per city sign code;
- Logos allowed per landlord approval;

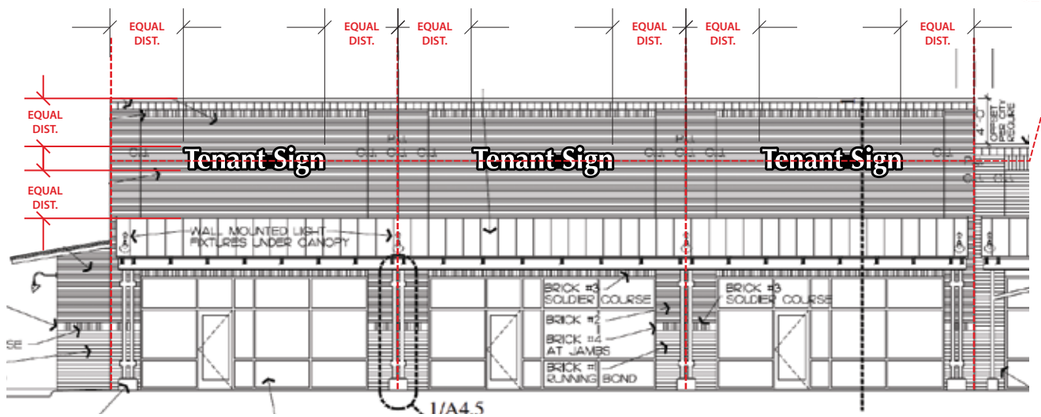




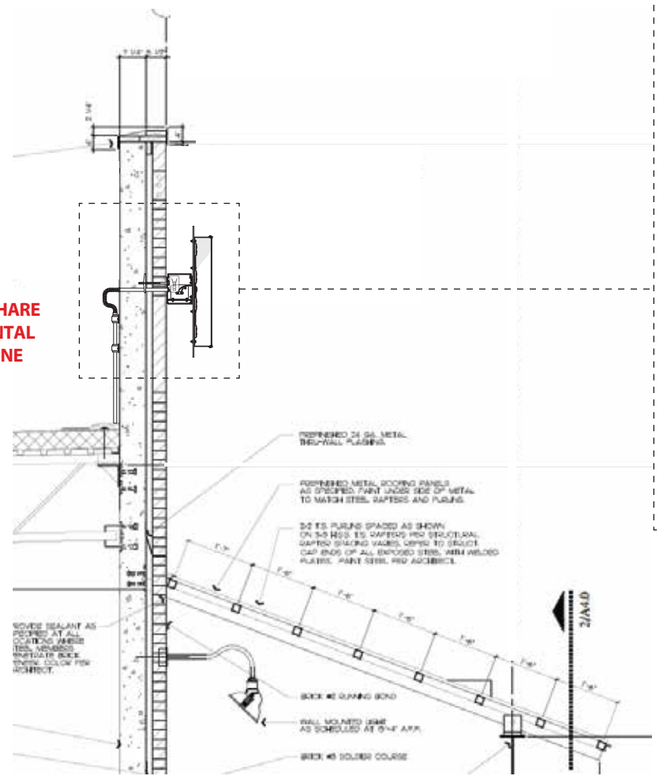
CHANNEL LETTER SET FOR FRONT ELEVATION

SIGN PLACEMENT TYP. / SIGNS TO MOUNT EQUIDISTANT FROM SIDE TO SIDE, AND TOP TO BOTTOM

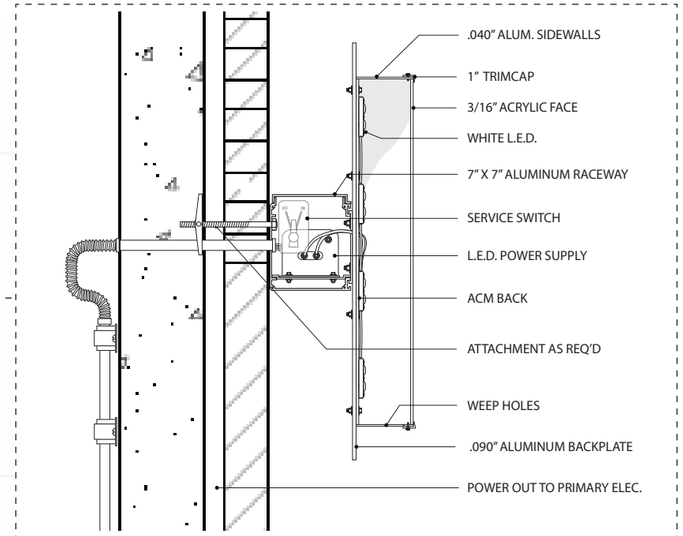
SIGNS TO SHARE A HORIZONTAL CENTERLINE



BUILDING 1 / SOUTH ELEVATION



SIDE VIEW



SECTION DETAIL

FACILITY SOLUTIONS GROUP

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Manor Commons Phase 3
SWC US 290 & FM 973
Manor, TX 78653

Start Date: 06/10/2025
Last Revision: 02/03/2026
WO # E1012258
Dwg.# E1012258_Manor Commons 260203 Criteria

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

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Manor Commons Phase 3 / Sign Criteria

REAR ELEVATION



B **FACE-LIT INTERNALLY ILLUMINATED CHANNEL LETTERS CRITERIA:**

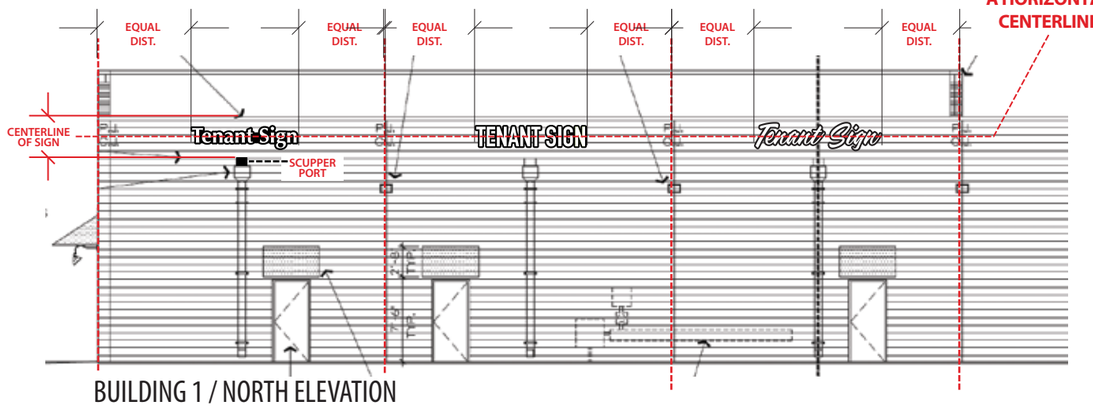
- 5'-deep letters to have:
  - White L.E.D. illumination;
  - .040" aluminum sidewalls finished Black;
  - ACM Backs;
  - 3/16" White Acrylic faces;
  - Face-color options (translucent 3M™ vinyls) per landlord approval;
- Letters to mount to routed .090" aluminum backplate finished Black; Backplate attaches to a 7" x 7" aluminum raceway containing LED power supplies;
- Raceway to be finished in color to be selected by architect
- Raceway to mount to fasçia with approved non-corrosive hardware;
- Service switch required on exterior of raceway;
- U.L. or MET listed components required;
- Letter height not to exceed 18". Backplate perimeter not to exceed 3" from letter-edge;
- Logo (if applicable) is not to exceed 30" in height;
- Sign to mount to fasçia with equal distances from side to side, and from top of elevation to top of scupper port; See below:
- Overall length not to exceed maximum per city sign code;
- Logos allowed per landlord approval;



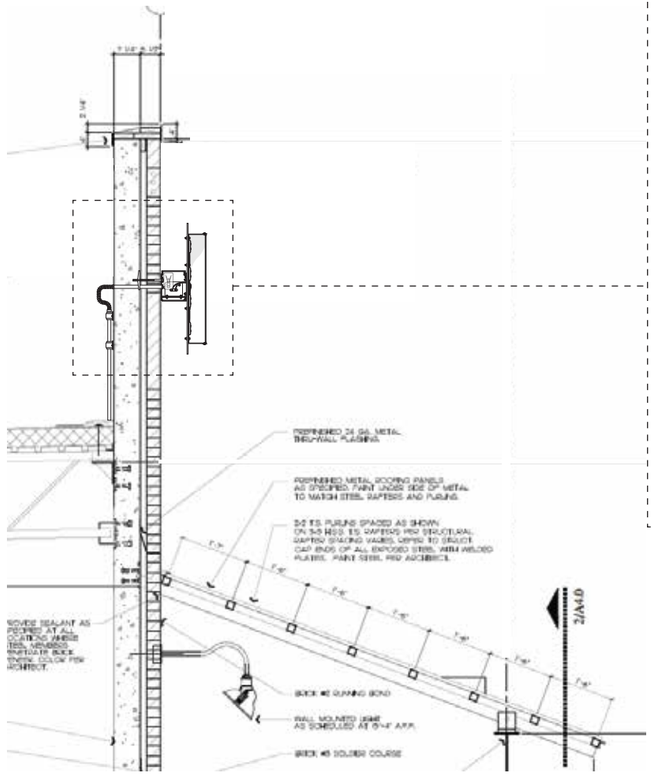
CHANNEL LETTER SET FOR REAR ELEVATION

SIGN PLACEMENT TYP. / SIGNS TO MOUNT EQUIDISTANT FROM SIDE TO SIDE, AND TOP TO BOTTOM

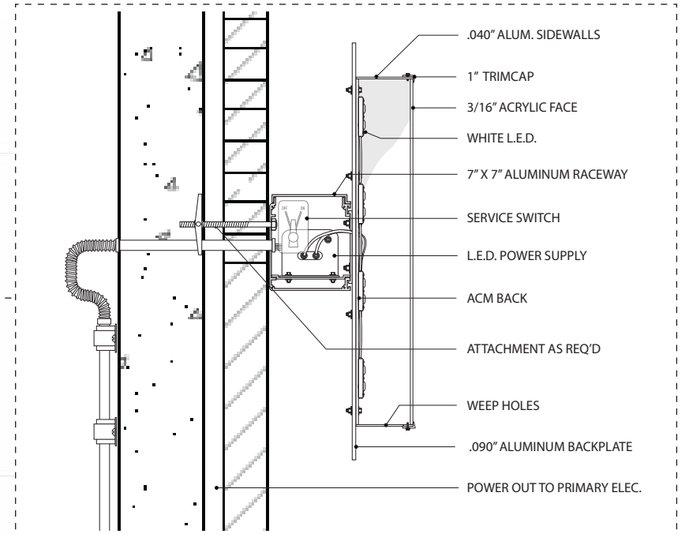
SIGNS TO SHARE A HORIZONTAL CENTERLINE



BUILDING 1 / NORTH ELEVATION



SIDE VIEW



SECTION DETAIL

3'

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Start Date: 06/10/2025
Last Revision: 09/29/2026
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