

MANOR COMMONS

Phase III Sign Program

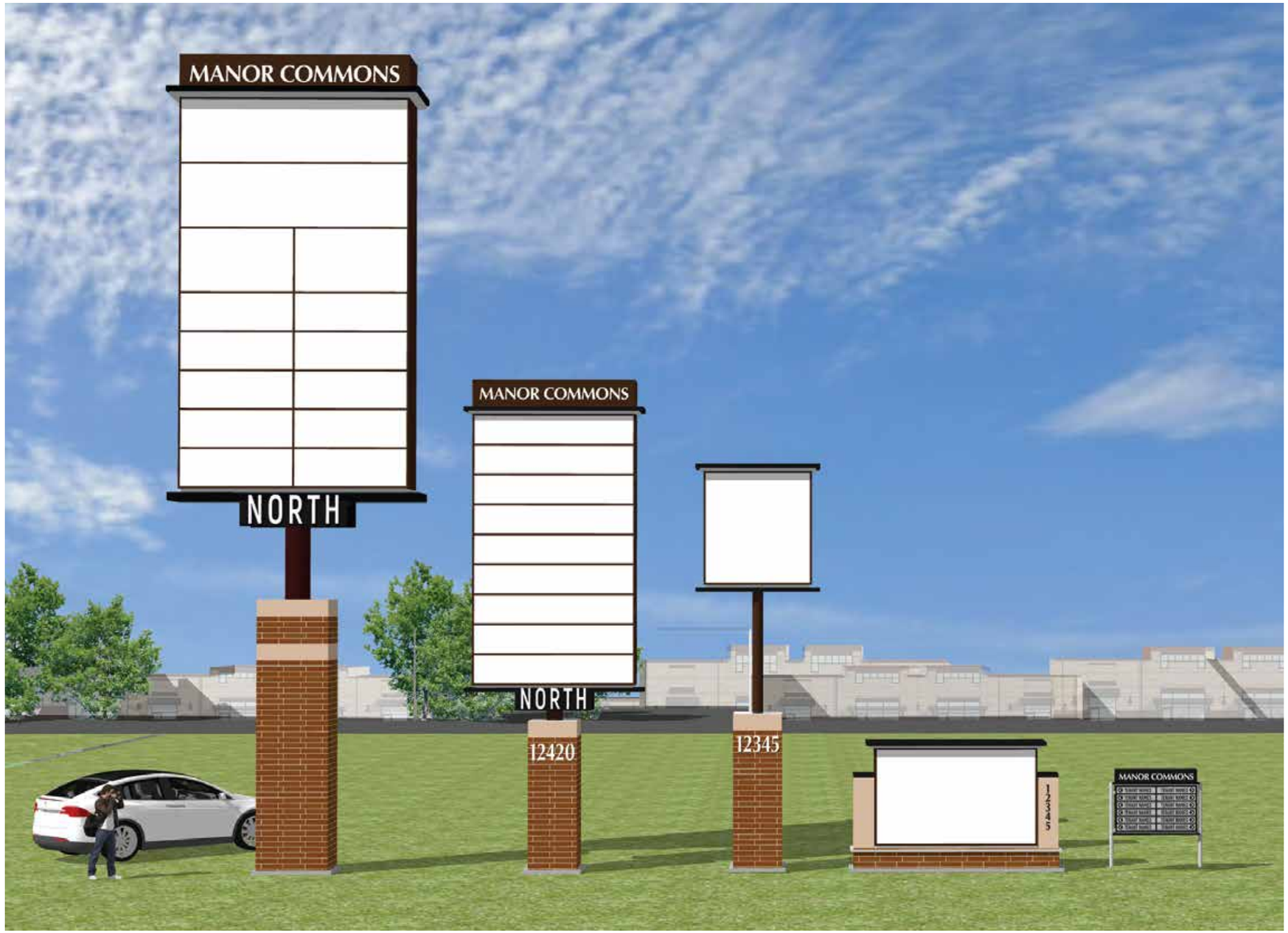
SWC US 290 & FM 973
Manor, TX 78653

EXHIBIT 2

FACILITY SOLUTIONS GROUP

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

SIGN FAMILY



A 50' PYLON / MULTI-TENANT

B 30' PYLON / MULTI-TENANT

D 30' PYLON / SINGLE-TENANT

E 12' MONUMENT / SINGLE-TENANT

C DIRECTIONAL SIGN

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: 09/29/2026
WO # E1012258
Dwg.# E1012258_Manor Commons 260217 R4

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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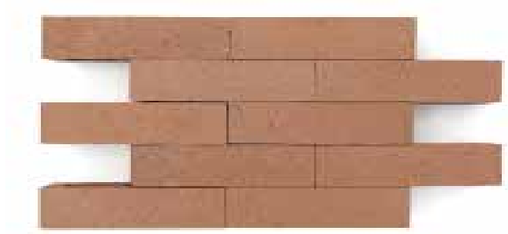
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☐ FOR PRODUCTION

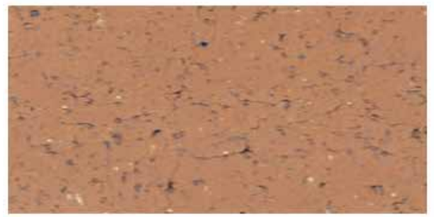
BRICK SPECIFICATIONS

INTERSTATE BRICK



PRIMARY BRICK

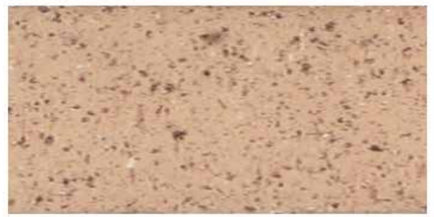
Interstate™
Copperstone Brick

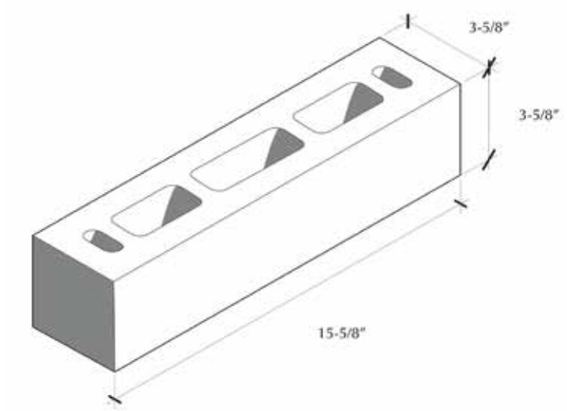


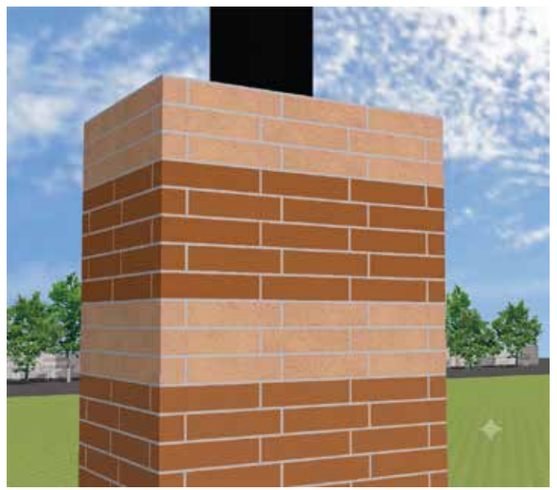


ACCENT BRICK

Interstate™
Desert Sands Brick







BRAND FONT: OPTIMA BOLD

MANOR COMMONS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

DIN CONDENSED BOLD / GEOMARKERS

NORTH
SOUTH
EAST
WEST

POLYURETHANES

Matthews Black

Matthews 313 Dark Bronze

Matthews Brushed Aluminum

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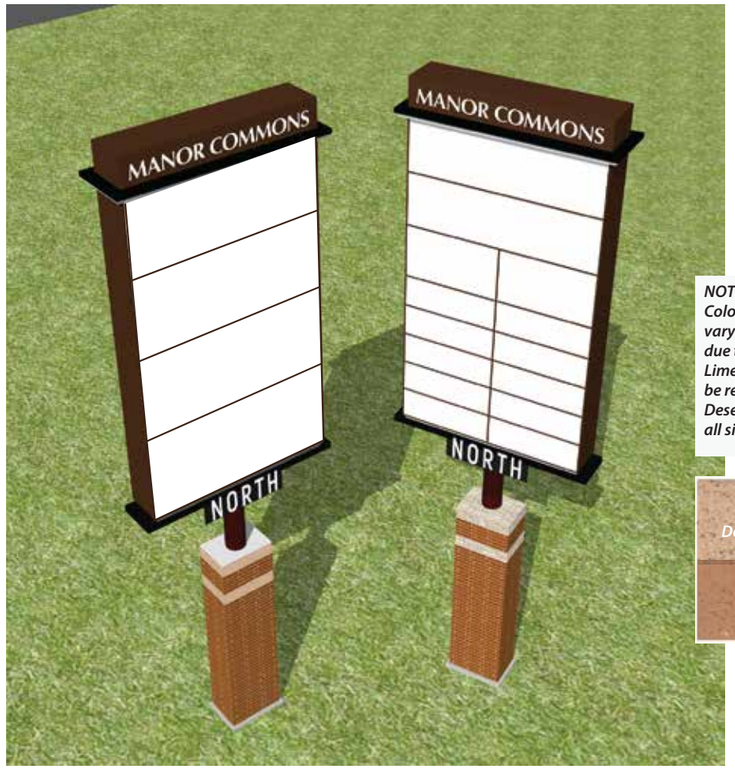
Manor Commons Phase 3 / Sign Program

A 50' PYLON / MULTI-TENANT
Scale: nts

- Fabricate and install one (1) Double-sided pylon built to MET specifications;
- Single steel pole support finished in Matthews 313 Dark Bronze polyurethane; Support set in concrete with 3" pad; Pole staging per engineering tbd;
- Pole cover to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4" x 16"];
- Header cabinet (top) to have welded tubular framework covered in .090" aluminum finished in MP 313 Dark Bronze; [MANOR COMMONS] to be routed out and backed with white 3/16" acrylic; White LED illumination;
- Tubular aluminum collars below lettering to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
- Tenant cabinet to have welded tubular framework with .090" aluminum sides, top and bottom finished in MP 313 Dark Bronze; Upper two rows of tenant faces to be Modified white acrylic; Lower faces to be white Acrylic; White LED illumination;
- All faces to have block-out material on backgrounds, leaving only lettering illuminated;
- Tubular aluminum collars below tenant cabinet to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
- [NORTH] to be routed .5" white acrylic letters over .090" alum. panel(s) finished MP Black; Letters spacer mount with a .25" standoff; Plates bracket mount to soffit area of sign cabinet;
- Electrical requirement: 120-277v to be supplied at sign location by others;



Matthews Black | *Matthews 313 Dark Bronze* | *Matthews Brushed Aluminum* | *Interstate™ Copperstone Brick* | *Interstate™ Desert Sands Brick*





NOTE:
Colors in 3D renderings vary from true colors due to 3D program. Limestone accents to be replaced with Desert Sands Brick on all sign types.



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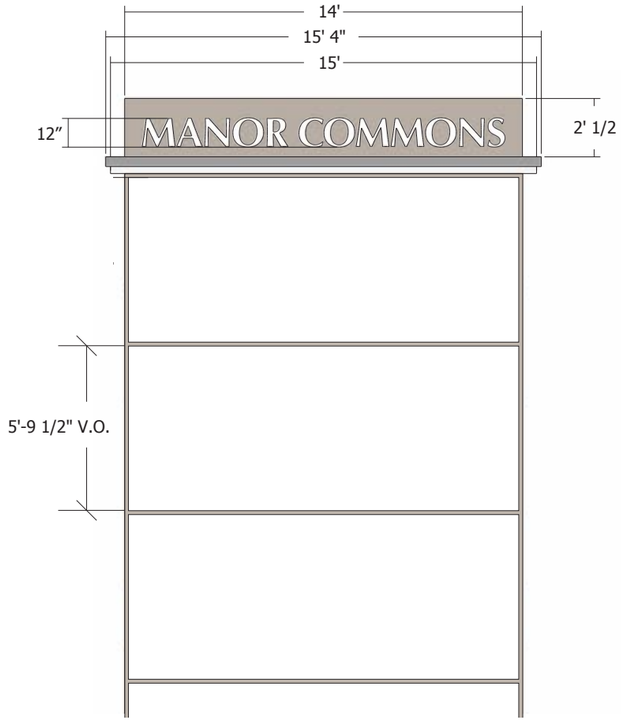
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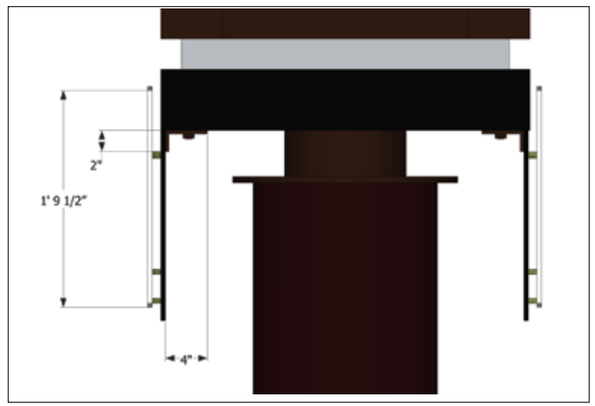
A 50' PYLON / MULTI-TENANT
Scale: nts

- Fabricate and install one (1) Double-sided pylon built to MET specifications;
- Single steel pole support finished in Matthews 313 Dark Bronze polyurethane; Support set in concrete with 3" pad; Pole staging per engineering tbd;
- Pole cover to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4" x 16"];
- Header cabinet (top) to have welded tubular framework covered in .090" aluminum finished in MP 313 Dark Bronze; [MANOR COMMONS] to be routed out and backed with white 3/16" acrylic; White LED illumination;
- Tubular aluminum collars below lettering to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
- Tenant cabinet to have welded tubular framework with .090" aluminum sides, top and bottom finished in MP 313 Dark Bronze; Upper two rows of tenant faces to be Modified white acrylic; Lower faces to be white Acrylic; White LED illumination;
- All faces to have block-out material on backgrounds, leaving only lettering illuminated;
- Tubular aluminum collars below tenant cabinet to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
- [NORTH] to be routed .5" white acrylic letters over .090" alum. panel(s) finished MP Black; Letters spacer mount with a .25" standoff; Plates bracket mount to soffit area of sign cabinet;
- Electrical requirement: 120-277v to be supplied at sign location by others;

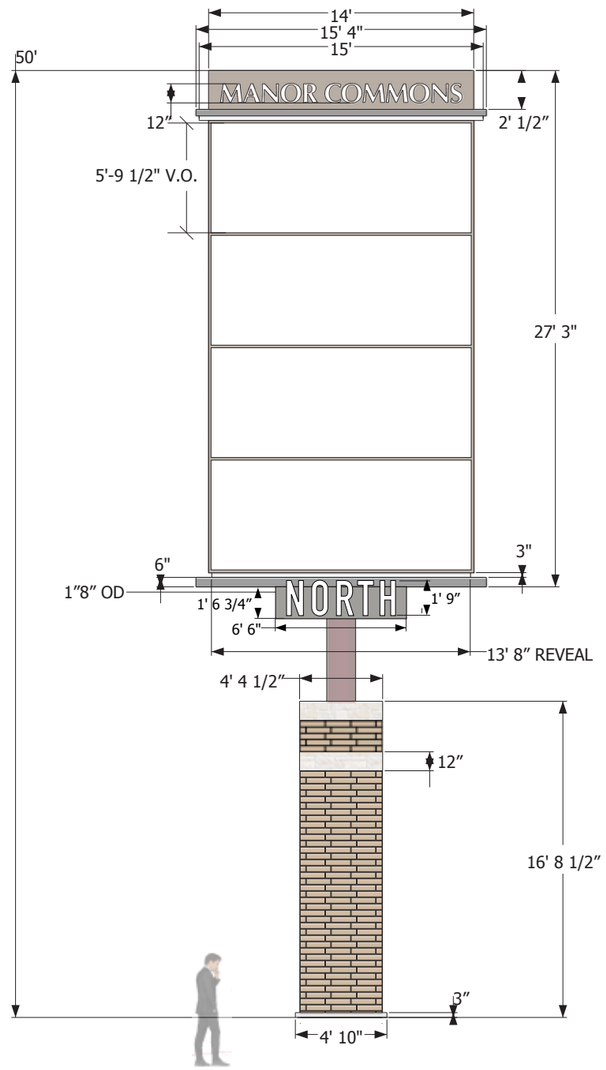


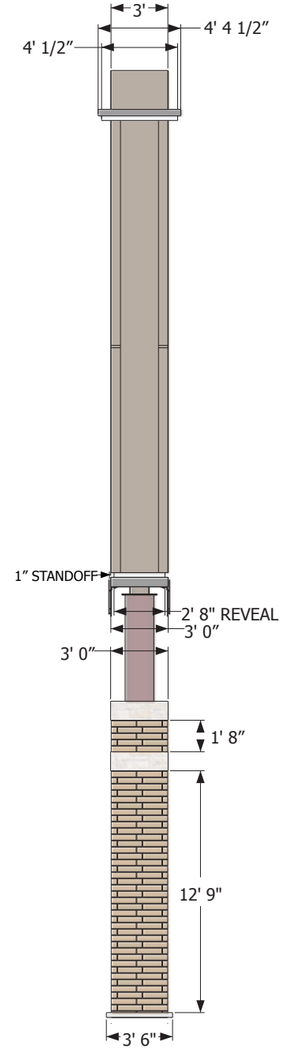


Detail;
Scale: 3/16" = 1'-0"



Section Detail;





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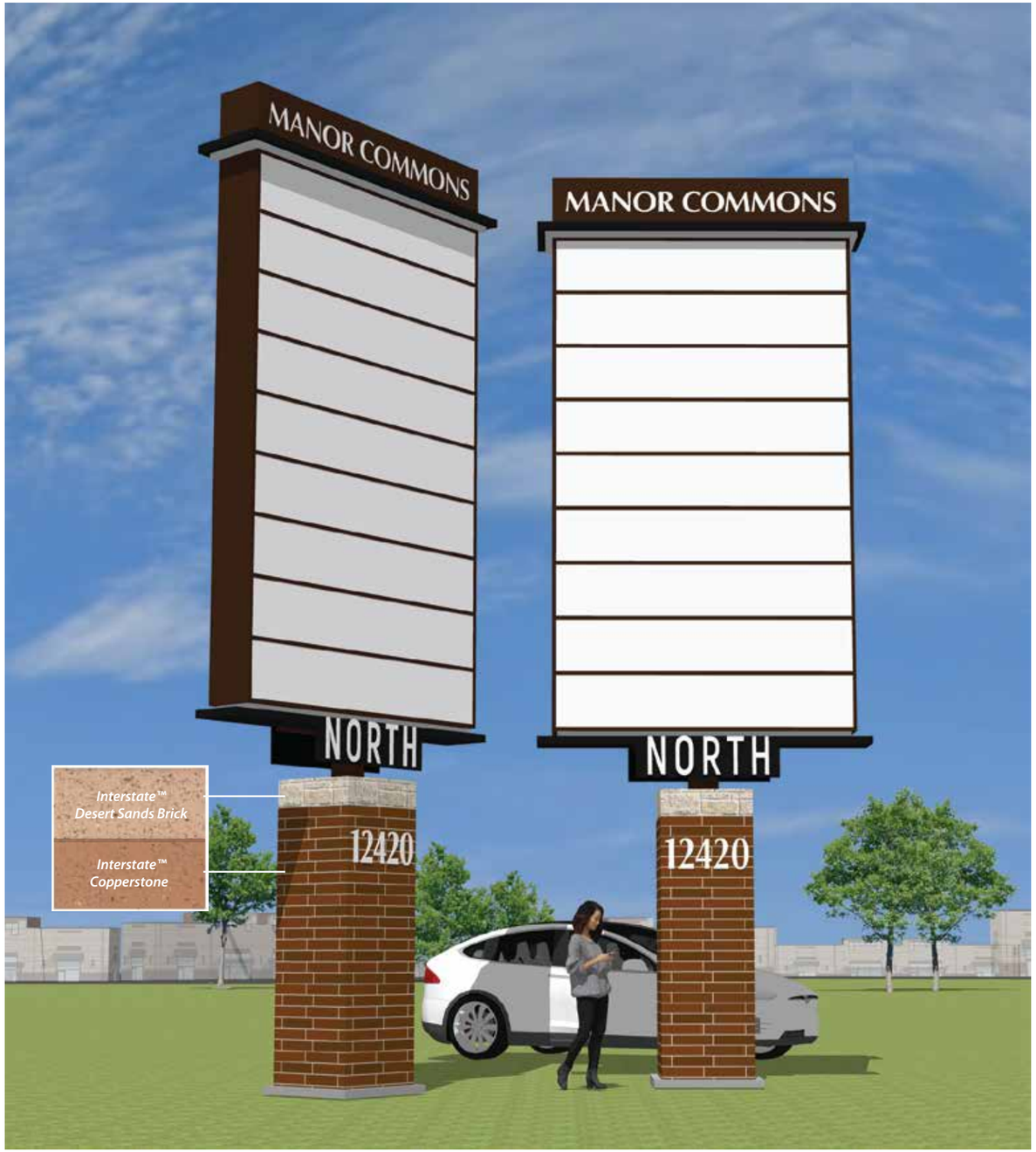
Manor Commons Phase 3 / Sign Program

B **30' PYLON / MULTI-TENANT**
Scale: nts

• Fabricate and install one (1) Double-sided pylon built to MET specifications;
• Single steel pole support finished in Matthews 313 Dark Bronze polyurethane; Support set in concrete with 3" pad; Pole staging per engineering tbd;
• Pole cover to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4" x 16"];
• Header cabinet (top) to have welded tubular framework covered in .090" aluminum finished in MP 313 Dark Bronze; [MANOR COMMONS] to be routed out and backed with white 3/16" acrylic; White LED illumination;
• Tubular aluminum collars below lettering to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
• Tenant cabinet to have welded tubular framework with .090" aluminum sides, top and bottom finished in MP 313 Dark Bronze; Upper two rows of tenant faces to be Modified white acrylic; Lower faces to be white Acrylic; White LED illumination;
• All faces to have block-out material on backgrounds, leaving only lettering illuminated;
• Tubular aluminum collars below tenant cabinet to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
• [NORTH] to be routed .5" white acrylic letters over .090" alum. panel(s) finished MP Black; Letters spacer mount with a .25" standoff; Plates bracket mount to soffit area of sign cabinet;
• Electrical requirement: 120-277v to be supplied at sign location by others;







Matthews Black | Matthews 313 Dark Bronze | Matthews Brushed Aluminum

Interstate™ Copperstone Brick | Interstate™ Desert Sands Brick

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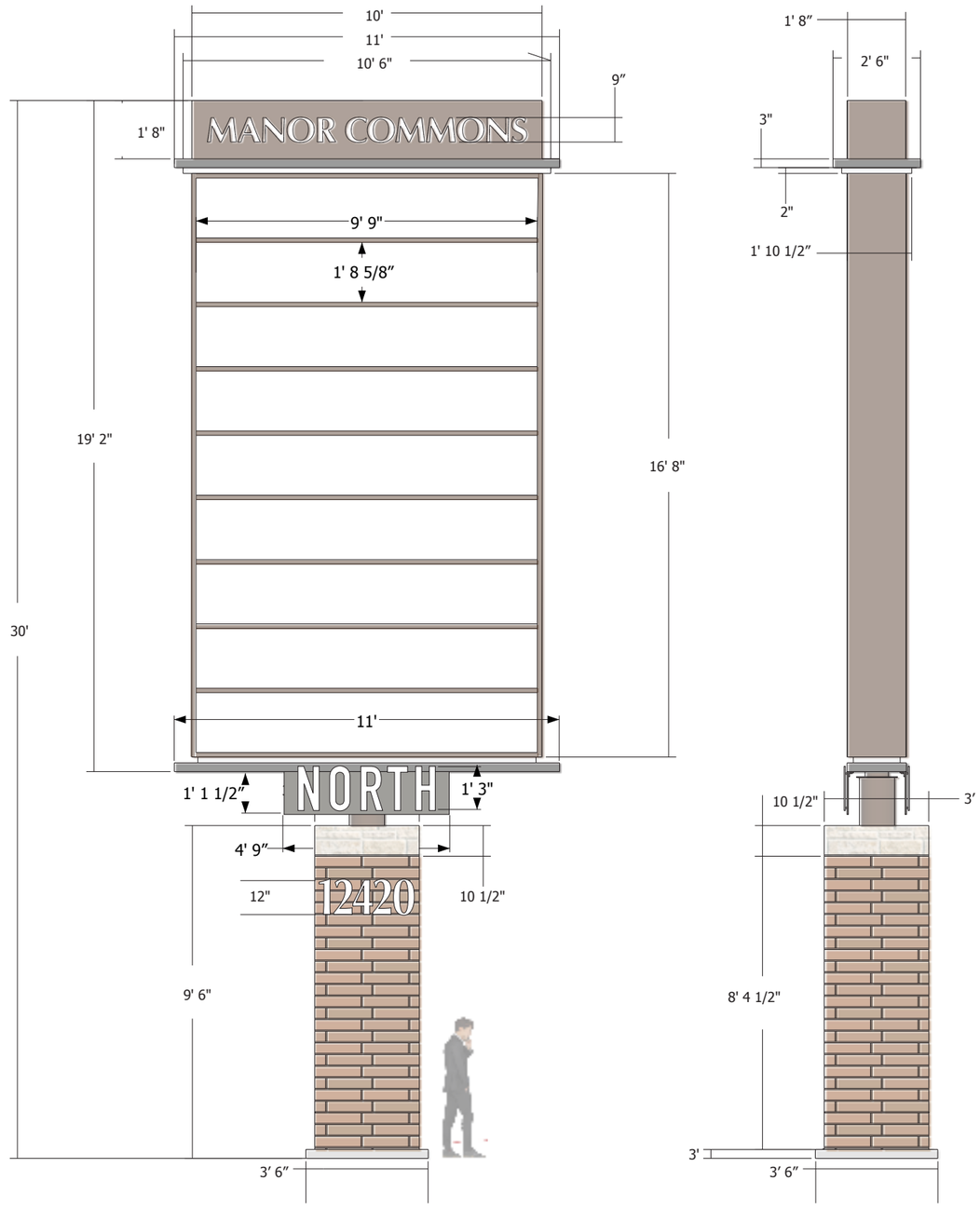
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B 30′ PYLON / MULTI-TENANT
Scale: 1/4″ = 1′-0″

- Fabricate and install one (1) Double-sided pylon built to MET specifications;
- Single steel pole support finished in Matthews 313 Dark Bronze polyurethane; Support set in concrete with 3" pad; Pole staging per engineering tbd;
- Pole cover to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4″ x 16″];
- Header cabinet (top) to have welded tubular framework covered in .090″ aluminum finished in MP 313 Dark Bronze; [MANOR COMMONS] to be routed out and backed with white 3/16″ acrylic; White LED illumination;
- Tubular aluminum collars below lettering to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
- Tenant cabinet to have welded tubular framework with .090″ aluminum sides, top and bottom finished in MP 313 Dark Bronze; Upper two rows of tenant faces to be Modified white acrylic; Lower faces to be white Acrylic; White LED illumination;
- All faces to have block-out material on backgrounds, leaving only lettering illuminated;
- Tubular aluminum collars below tenant cabinet to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
- [NORTH] to be routed .5″ white acrylic letters over .090″ alum. panel(s) finished MP Black; Letters spacer mount with a .25″ standoff; Plates bracket mount to soffit area of sign;
- Electrical requirement: 120-277v to be supplied at sign location by others;





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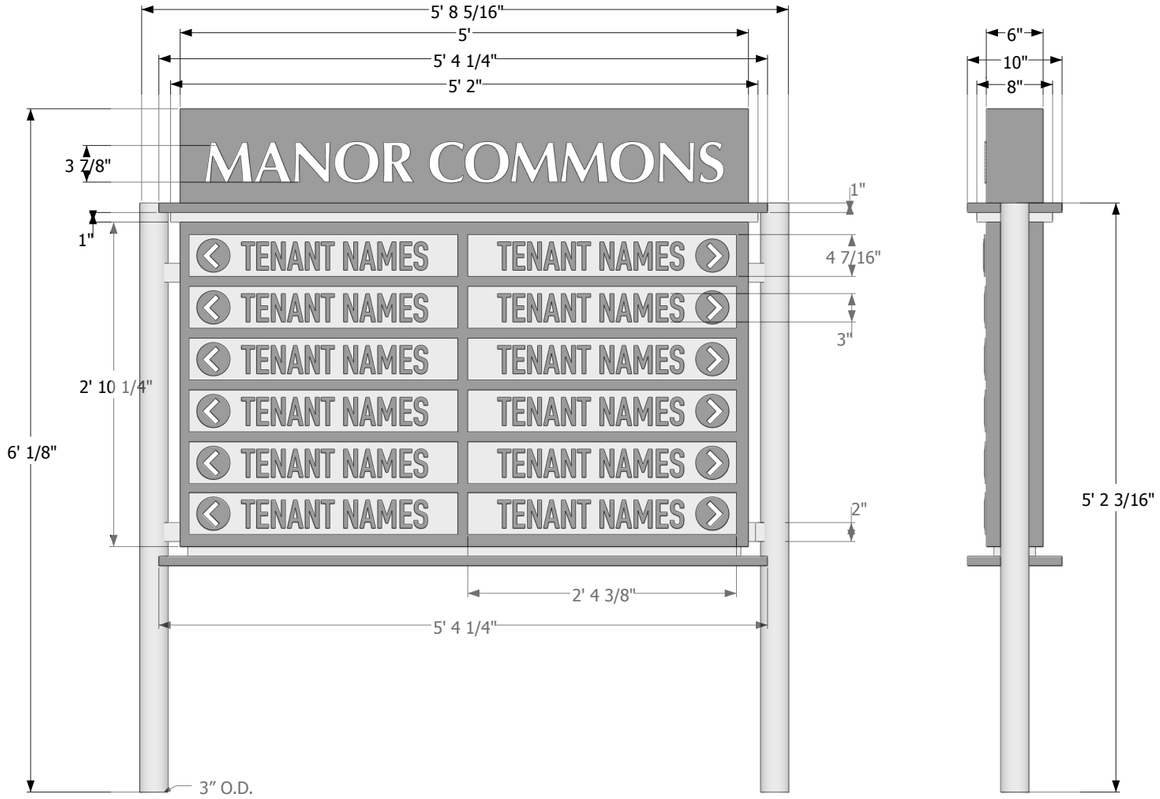
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E **DIRECTIONAL SIGN**
Scale: 3/4" = 1'-0"

- Fabricate and install one (1) Single-sided Directional Sign;
- Dual 3" O.D. Steel supports finished Matthews Brushed Aluminum; Supports set in concrete to grade;
- Framed cabinet with .090" aluminum cladding finished MP Bronze 313;
- 1"x 1" Tubular alum. collars finished in Matthews Bronze 313 and Brushed aluminum;
- .063" aluminum tenant panels finished Matthews Brushed alumnum; Digitally printed vinyl graphics;
- Tenant panels attach flush to cabinet;
- [a] Routed .5" acrylic letters (at top) finished MP White and flush-mounted to cabinet;

Matthews 313 Dark Bronze *Matthews Brushed Aluminum* *Matthews White*

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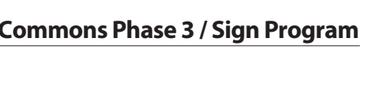
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D **25' PYLON / SINGLE-TENANT**
Scale: nts

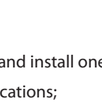
- Fabricate and install one (1) Double-sided pylon built to MET specifications;
- Single steel pole support finished in Matthews 313 Dark Bronze polyurethane; Support set in concrete with 3" pad; Pole staging per engineering tbd;
- Pole cover to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4" x 16"];
- Tenant cabinet to have welded tubular framework with .090" aluminum sides finished in MP 313 Dark Bronze; Face(s) to be digitally printed white flex-face material; White LED illumination;
- Faces to have block-out material on backgrounds, leaving only lettering illuminated;
- Tubular aluminum collars above and below tenant cabinet to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);
- Electrical requirement: 120-240v to be supplied at sign location by others;



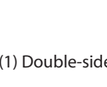
Matthews Black

Matthews 313 Dark Bronze

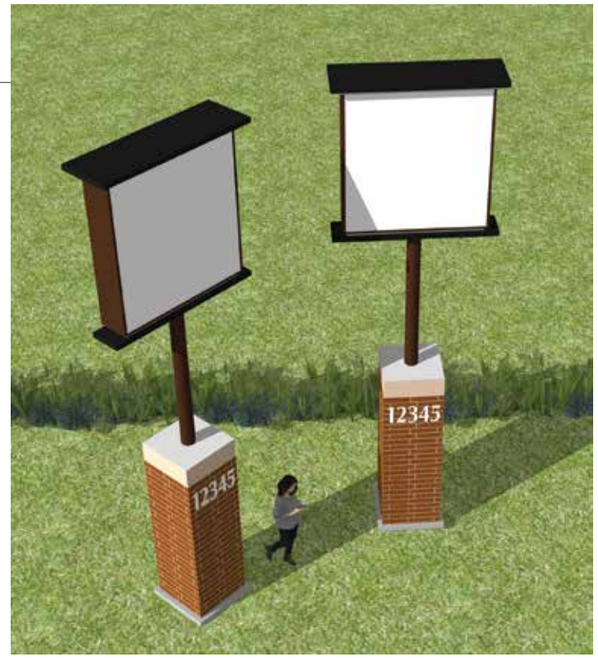
Matthews Brushed Aluminum



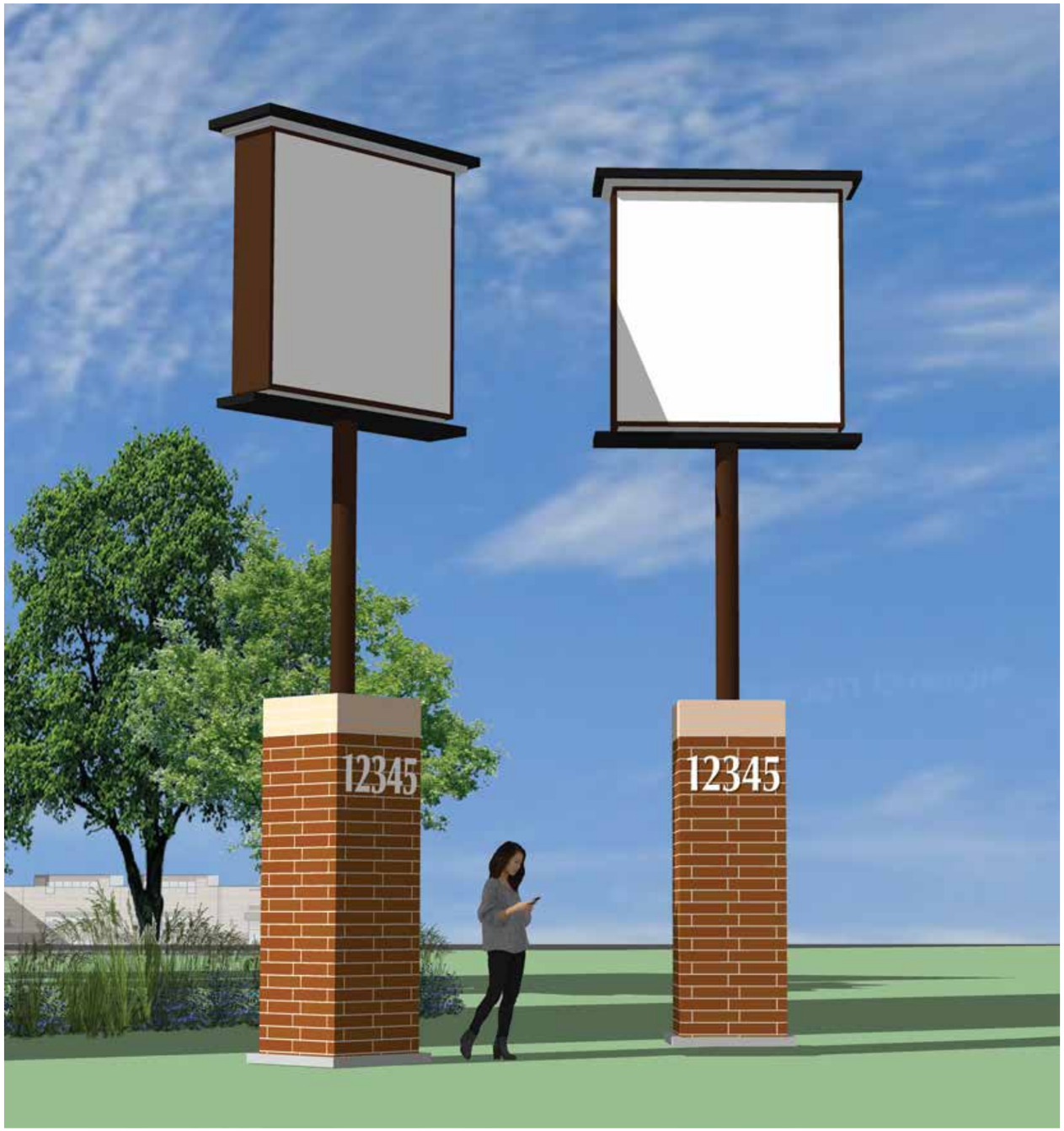
Interstate™ Copperstone Brick



Interstate™ Desert Sands Brick







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D 25′ PYLON / SINGLE-TENANT
Scale: 1/4″ = 1′-0″

Fabricate and install one (1) Double-sided pylon built to MET specifications;

• Single steel pole support finished in Matthews 313 Dark Bronze polyurethane; Support set in concrete with 3" pad;

Pole staging per engineering tbd;

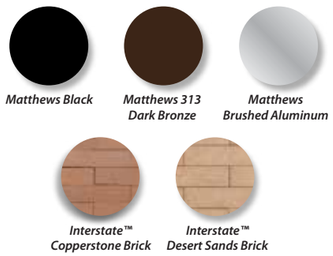
• Pole cover to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4″ x 16″];

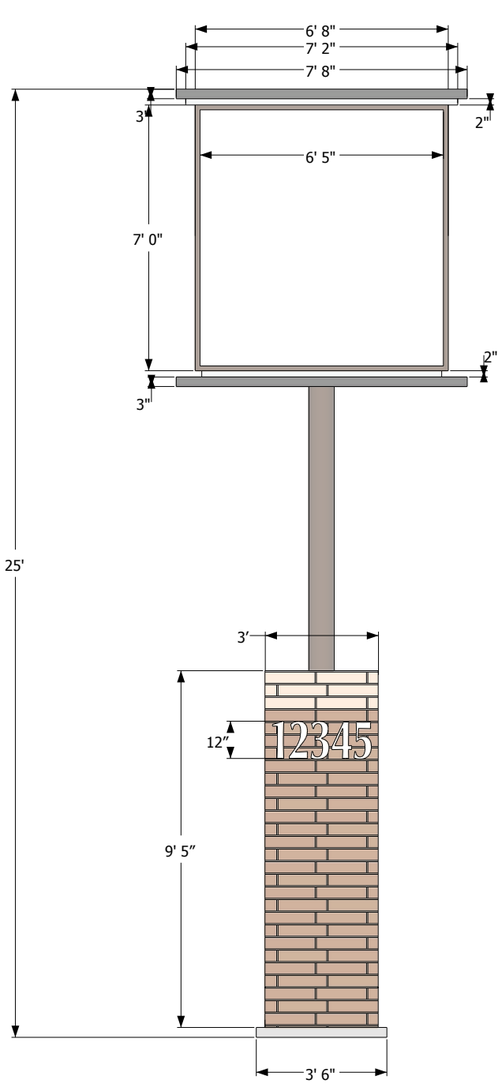
• Tenant cabinet to have welded tubular framework with .090″ aluminum sides finished in MP 313 Dark Bronze; Face(s) to be digitally printed white flex-face material; White LED illumination;

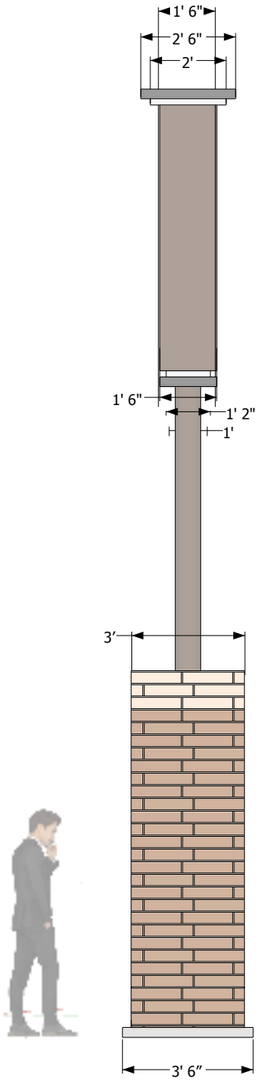
• Faces to have block-out material on backgrounds, leaving only lettering illuminated;

• Tubular aluminum collars above and below tenant cabinet to be finished in Matthews Black (top section) and Brushed Aluminum (lower section);

• Electrical requirement: 120-240v to be supplied at sign location by others;







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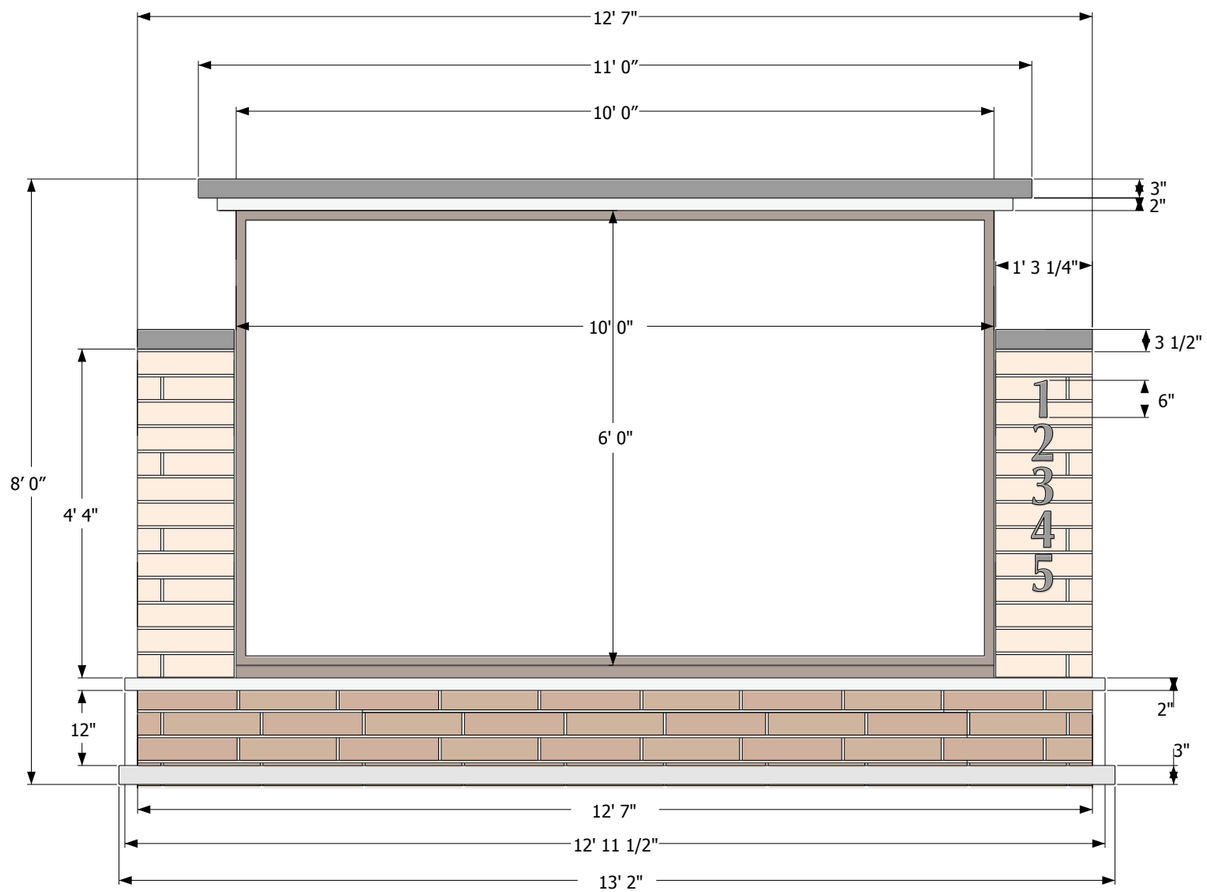
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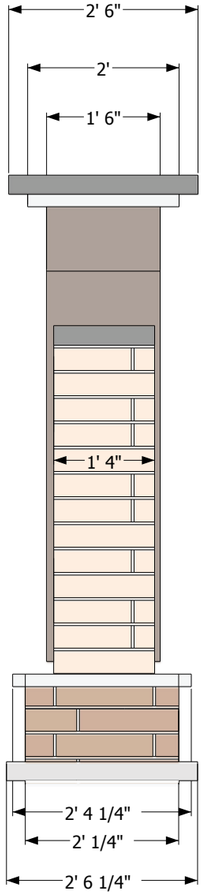
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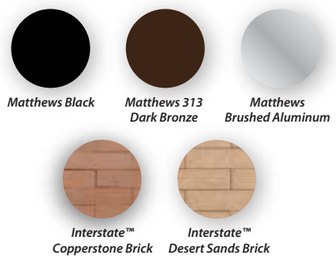
Manor Commons Phase 3 / Sign Program

E MONUMENT / SINGLE-TENANT
Scale: 3/4" = 1'-0"

- Fabricate and install one (1) Double-sided monument built to MET specifications;
- Steel single steel pole support set in concrete with 3" pad;
- Base and columns to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4" x 16"];
- Tenant cabinet to have welded tubular framework with .090" aluminum sides and top, finished in MP 313 Dark Bronze; Tenant faces to be digitally-printed white flex material; White LED illumination;
- *Faces to have block-out material on backgrounds, leaving only lettering illuminated;*
- Tubular aluminum collars at top to be finished in Matthews Black (top section) and Brushed Aluminum (lower section); 2" .090" aluminum fill below cabinet finished in MP Brushed Aluminum;
- Electrical requirement: 120-240v to be supplied at sign location by others;









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

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

Start Date: 06/10/2025
Last Revision: 09/29/2026
WO # E1012258
Dwg.# E1012258_Manor Commons 260217 R4

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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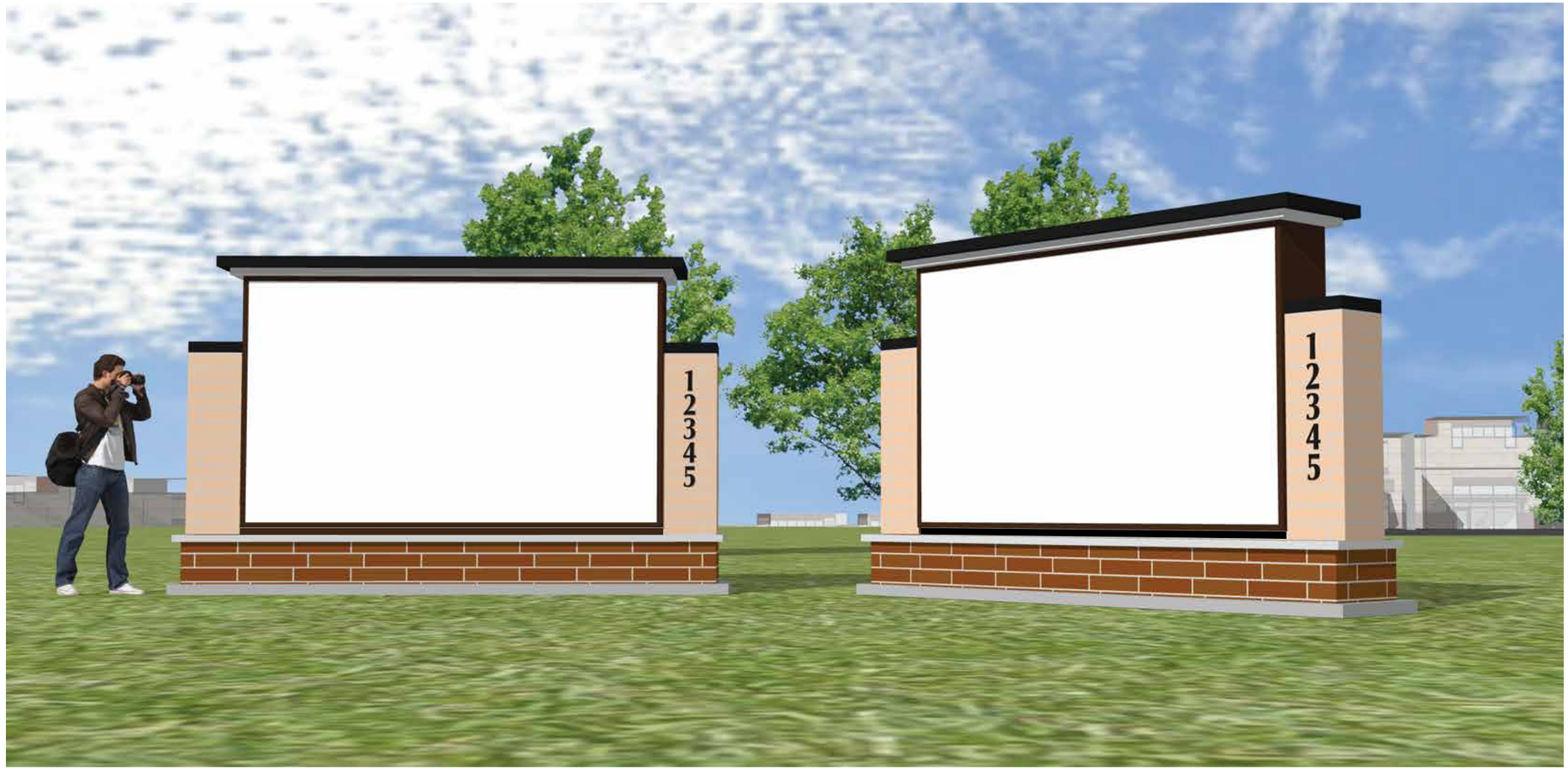
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Manor Commons Phase 3 / Sign Program

E MONUMENT / SINGLE-TENANT
Scale: 3/4" = 1'-0"

- Fabricate and install one (1) Double-sided monument built to MET specifications;
- Steel single steel pole support set in concrete with 3" pad;
- Base and columns to have welded tubular framework / Hardiboard™ sheathing / Interstate™ Brick [Color: Copperstone and Desert Sands / Size: Atlas 4" x 16"];
- Tenant cabinet to have welded tubular framework with .090" aluminum sides and top, finished in MP 313 Dark Bronze; Tenant faces to be digitally-printed white flex material; White LED illumination;
- *Faces to have block-out material on backgrounds, leaving only lettering illuminated;*
- Tubular aluminum collars at top to be finished in Matthews Black (top section) and Brushed Aluminum (lower section); 2" .090" aluminum fill below cabinet finished in MP Brushed Aluminum;
- Electrical requirement: 120-240v to be supplied at sign location by others;





Matthews Black | *Matthews 313 Dark Bronze* | *Matthews Brushed Aluminum*



Interstate™ Copperstone Brick | *Interstate™ Desert Sands Brick*



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