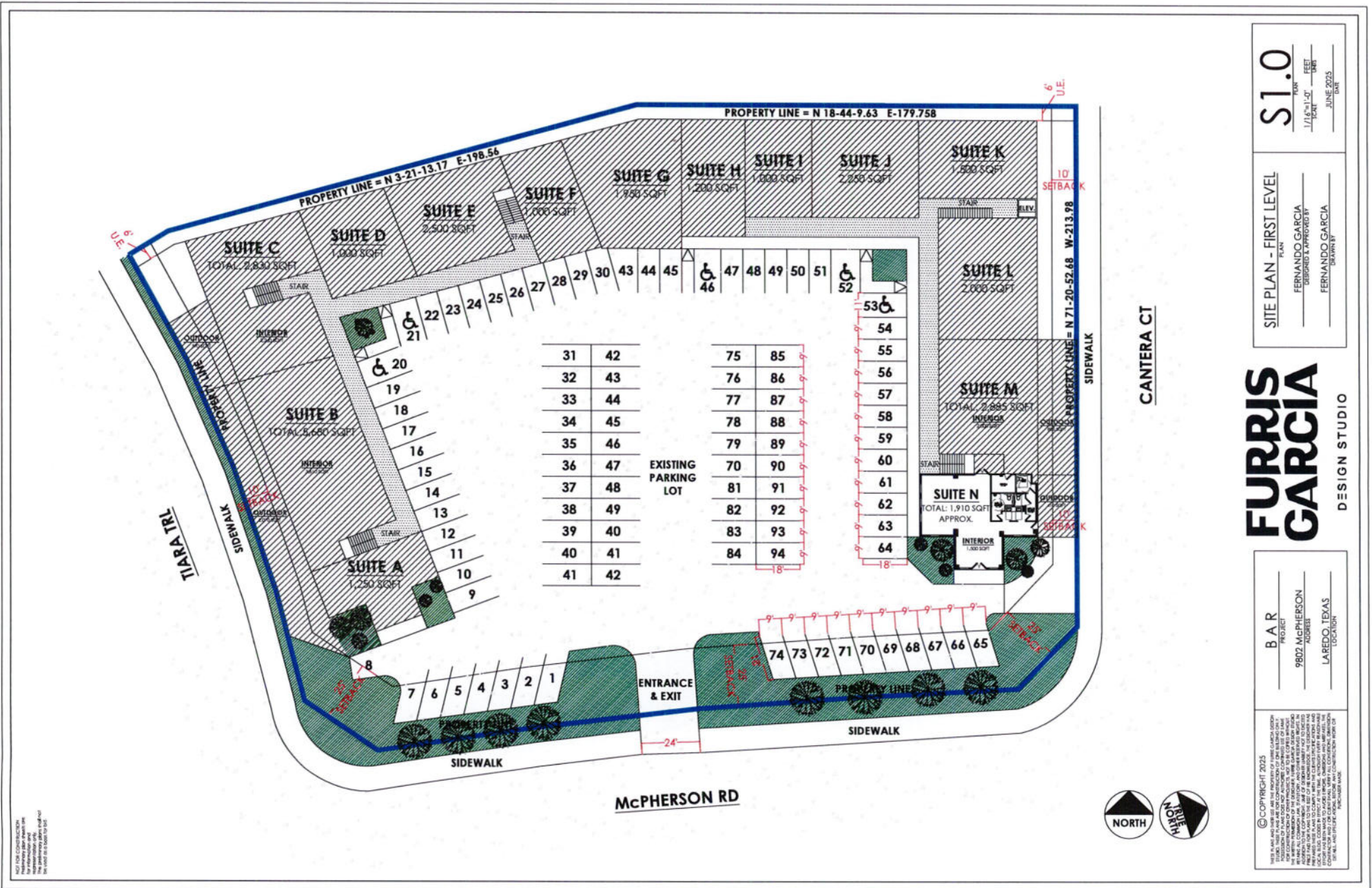


Exhibit A



S1.0
PLAN
1/8" = 1'-0"
DATE
JUNE 2023

SITE PLAN - FIRST LEVEL
DESIGNED & APPROVED BY
FERNANDO GARCIA
DRAWN BY
FERNANDO GARCIA

FURRIS GARCIA
DESIGN STUDIO

BAR
PROJECT
9802 McPHERSON
ADDRESS
LAREDO, TEXAS
LOCATION

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The site plan shows a commercial building with several suites and a large parking lot. The building is situated on a corner lot, with McPherson Rd to the south and a property line to the north and east. The plan includes the following details:

- Suites:**
 - SUITE P: 3,268 SQFT
 - SUITE K: 1,250 SQFT
 - SUITE R: 1,000 SQFT
 - SUITE S: 7,400 SQFT
 - SUITE T: 4,000 SQFT
 - SUITE O: 1,250 SQFT
- Parking Spaces:**
 - Spaces 1 through 84 are numbered, with some spaces (e.g., 19, 20, 21, 46, 52, 53) marked with wheelchair icons, indicating accessible spaces.
 - Spaces 74 through 77 are located in a separate row at the bottom right.
- Entrance & Exit:** Located at the bottom center of the plan, adjacent to the sidewalk.
- Property Lines:**
 - North: N 3-21-13.17 E-198.56
 - East: N 18-44-9.63 E-179.758
 - South: N 71-20-52.68 W-213.98
- Setbacks:**
 - 10' SETBACK on the north and east sides.
 - 25' SETBACK on the south side.
- Other Features:**
 - EXISTING PARKING LOT (unnumbered spaces).
 - LANDSCAPING: Indicated by tree symbols in various areas, including along the sidewalks and around the building.
 - TRAFFIC TRIANGLE: Located on the left side of the plan.
 - TRAFFIC SIGNAL: Located on the left side of the plan.

**FURRIS
GARCIA**

DESIGN STUDIO

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BAR	PROJECT	9802 mcpherson	ADDRESS	LAREDO, TEXAS	LOCATION
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SITE PLAN - SECOND LEVEL

FERNANDO GARCIA
DESIGNED & APPROVED BY

FERNANDO GARCIA
DRAWN BY

PLAN
S1.1
W14x0" FEET
W14x0" UNK
JUNE 2025
DAR