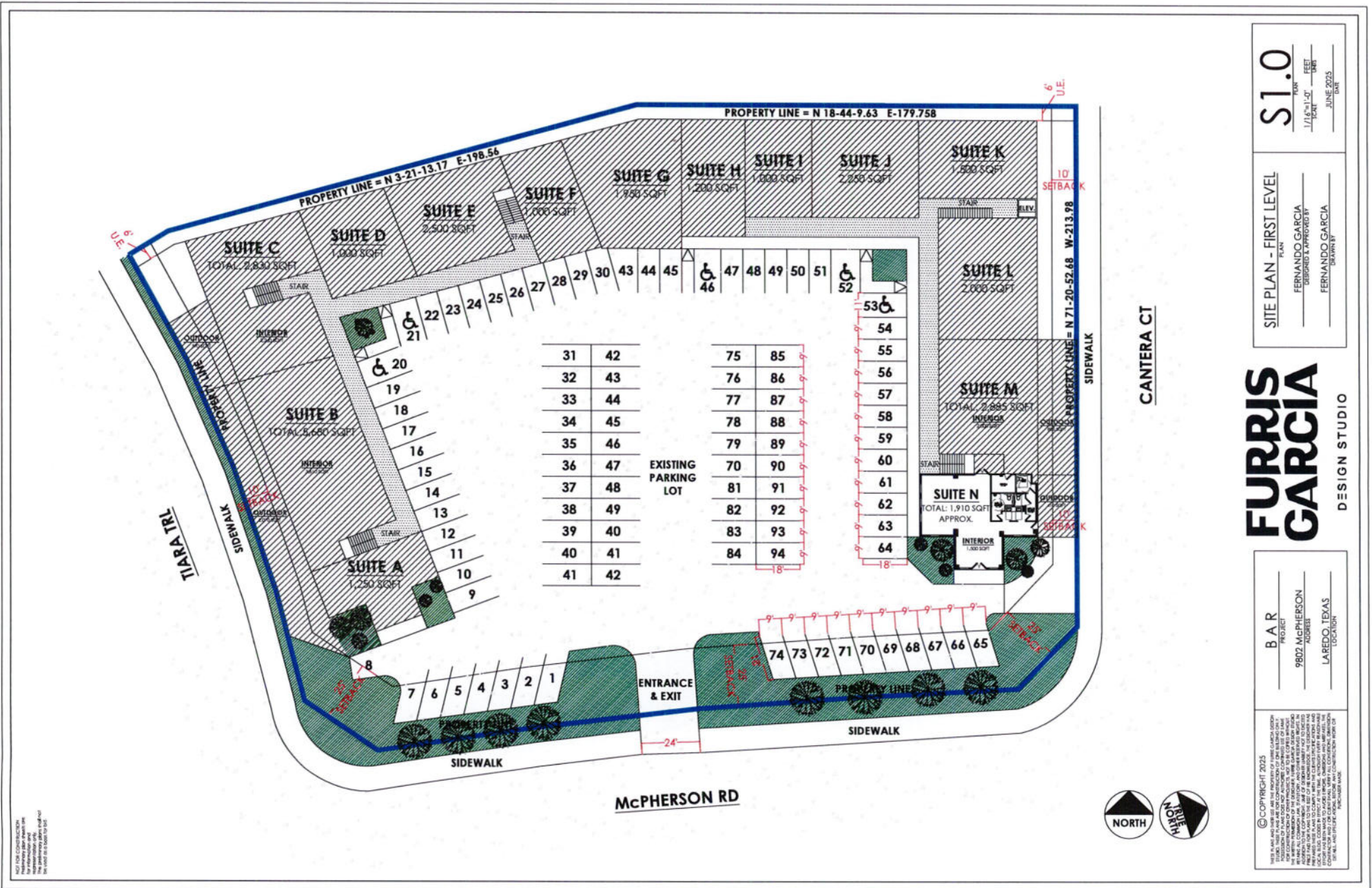


Exhibit A



S1.0
PLAN
1/16"=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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PROPERTY LINE = N 18-44-9.63 E-179.758

PROPERTY LINE = N 3-21-13.17 E-198.56

SUITE P
3,268 SQFT

SUITE K
250 SQFT

SUITE R
1,000 SQFT

SUITE S
7,900 SQFT

SUITE T
4,000 SQFT

SUITE O
1,250 SQFT

EXISTING PARKING LOT

ENTRANCE & EXIT

PROPERTY LINE

SIDEWALK

McPHERSON RD

I-17

10' SETBACK

25' SETBACK

10' SETBACK

24'

74 73 72 71 70 69 68 67 66 65

31 42 75 85 53 54 55 56 57 58 59 60 61 62 63 64

32 43 76 86 54 55 56 57 58 59 60 61 62 63 64

33 44 77 87 56 57 58 59 60 61 62 63 64

34 45 78 88 57 58 59 60 61 62 63 64

35 46 79 89 58 59 60 61 62 63 64

36 47 80 90 59 60 61 62 63 64

37 48 81 91 60 61 62 63 64

38 49 82 92 61 62 63 64

39 50 83 93 62 63 64

40 51 84 94 63 64

41 52 85 95 64

20 21 22 23 24 25 26 27 28 29 30 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64

9 10 11 12 13 14 15 16 17 18 19

1 2 3 4 5 6 7

8

10' SETBACK

25' SETBACK

10' SETBACK

24'

74 73 72 71 70 69 68 67 66 65

31 42 75 85 53 54 55 56 57 58 59 60 61 62 63 64

32 43 76 86 54 55 56 57 58 59 60 61 62 63 64

33 44 77 87 56 57 58 59 60 61 62 63 64

34 45 78 88 57 58 59 60 61 62 63 64

35 46 79 89 58 59 60 61 62 63 64

36 47 80 90 59 60 61 62 63 64

37 48 81 91 60 61 62 63 64

38 49 82 92 61 62 63 64

39 50 83 93 62 63 64

40 51 84 94 63 64

41 52 85 95 64

20 21 22 23 24 25 26 27 28 29 30 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64

9 10 11 12 13 14 15 16 17 18 19

1 2 3 4 5 6 7

8

CANTERA CT

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BAR	PROJECT	9802 mcpherson	ADDRESS	LAREDO, TEXAS	LOCATION
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**FURRIS
GARCIA**

DESIGN STUDIO

SITE PLAN - SECOND LEVEL
PLAN

FERNANDO GARCIA
DESIGNED & APPROVED BY

FERNANDO GARCIA
DRAWN BY

PLAN	FEET
Sl.1	Unk
W&E	
JUNE 2025	
DAR	