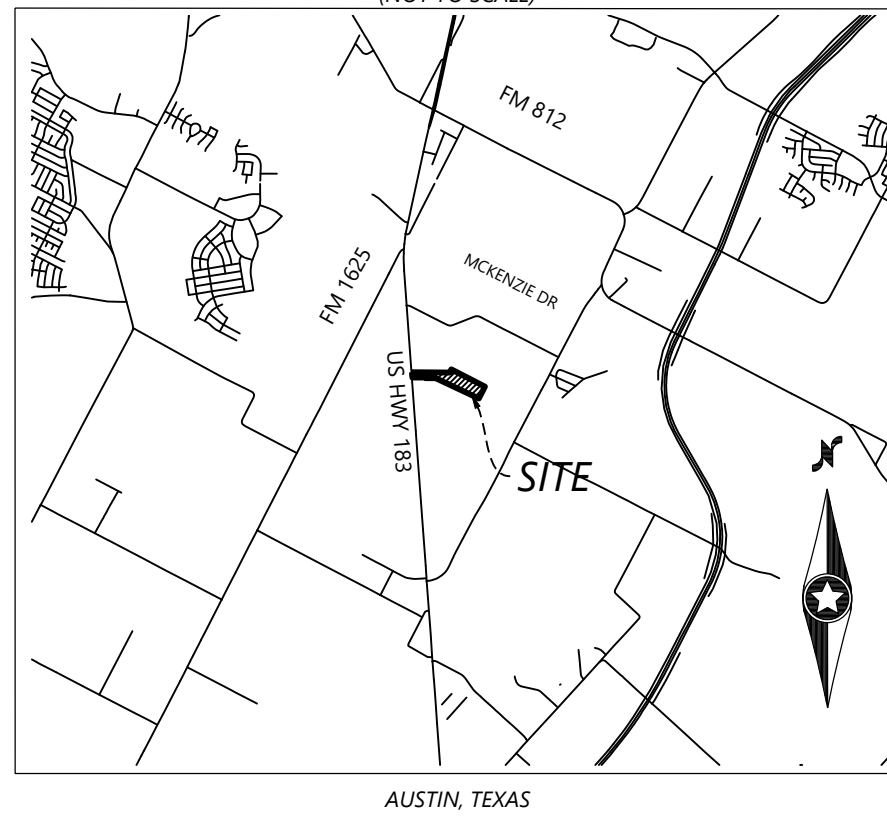


VICINITY MAP

(NOT TO SCALE)



Line #	Length	Direction
L1	10.83	N08°48'10"W
L2	59.20	N25°50'26"E

GENERAL NOTES

- Bearings are based on the North American Datum of 1983 (2011 adjustment), Texas State Plane Coordinate System for the Central Zone, 4203. Distances shown hereon are surface.
- Vertical data is referenced to the North American Vertical Datum of 1988.
- This survey was completed using Title Commitment GF No. 202400837, with Effective Date May 21, 2024, provided by First American Title Insurance Company.

LEGAL DESCRIPTION (PER GF NO. 202400837)

A 5.194 ACRE OF LAND OUT OF THE B. L. J. MIRALES SURVEY, ABSTRACT NO. 531, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THOSE CERTAIN 17.27 ACRE AND 1.25 ACRE TRACTS OF LAND CONVEYED TO THE ERLAND A. BURKLUND AND NANCY J. BURKLUND REVOCABLE LIVING TRUST BY DEEDS OF RECORD IN DOCUMENT NOS. 2013134148 AND 2013134151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.194 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 (100' R. O. W.), BEING THE COMMON WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TRAVIS COUNTY FIRE RESCUE EMERGENCY SERVICE DISTRICT 11 & 15 BY DEED OF RECORD IN DOCUMENT NO. 2018162783 OF SAID OFFICIAL PUBLIC RECORDS AND SAID 1.25 ACRE TRACT;

THENCE LEAVING THE EASTERLY LINE OF U.S. HIGHWAY 183, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID TRAVIS COUNTY FIRE RESCUE EMERGENCY SERVICES DISTRICT 11 & 15 TRACT, BEING THE NORTHERLY LINE OF SAID 1.25 ACRE TRACT AND SAID 17.27 ACRE TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S89°36'20"E, A DISTANCE OF 657.79 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF SAID TRAVIS COUNTY FIRE RESCUE EMERGENCY SERVICES DISTRICT 11 & 15 TRACT;
- N25°50'26"E, A DISTANCE OF 59.20 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY LINE OF LOT 2, MCKENZIE ROAD SUBDIVISION OF RECORD IN DOCUMENT NO. 200700055 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHEASTERLY CORNER OF SAID TRAVIS COUNTY FIRE RESCUE EMERGENCY SERVICES DISTRICT 11 & 15 TRACT;

THENCE S62°46'10"E, LEAVING THE NORTHEASTERLY CORNER OF SAID TRAVIS COUNTY FIRE RESCUE EMERGENCY SERVICES DISTRICT 11 & 15 TRACT, ALONG THE SOUTHERLY LINE OF SAID LOT 2, BEING THE NORTHERLY LINE OF SAID 17.27 ACRE TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 655.66 FEET TO 5/8 INCH IRON PIPE FOUND IN THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO TARTAN LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2003254153 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE COMMON EASTERLY CORNER OF SAID 17.27 ACRE TRACT AND SAID LOT 2, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE S27°17'00"W, LEAVING SAID COMMON CORNER, ALONG THE WESTERLY LINE OF SAID TARTAN LIMITED PARTNERSHIP TRACT, BEING THE EASTERLY LINE OF SAID 17.27 ACRE TRACT AND HEREOF, A DISTANCE OF 231.31 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE LEAVING THE WESTERLY LINE OF SAID TARTAN LIMITED PARTNERSHIP TRACT, OVER AND ACROSS SAID 17.27 ACRE TRACT AND SAID 1.25 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N64°40'43"W, A DISTANCE OF 928.65 FEET TO A 3 INCH IRON PIPE, FOUND AT THE ANGLE POINT IN THE CHAIN LINK FENCE;
- N89°45'45"W, A DISTANCE OF 165.28 FEET TO A 3 INCH IRON PIPE FOUND AT THE ANGLE POINT IN THE CHAIN LINK FENCE;
- N08°48'10"W, A DISTANCE OF 10.83 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET NEAR AN ANGLE POINT IN THE BARBED WIRE FENCE;
- S89°40'39"W, A DISTANCE OF 238.42 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY LINE OF U.S. HIGHWAY 183, BEING THE WESTERLY LINE OF SAID 1.25 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF, FROM WHICH A 5/8 INCH IRON PIPE FOUND AT THE COMMON WESTERLY CORNER OF SAID 1.25 ACRE TRACT AND SAID 17.27 ACRE TRACT BEARS S03°48'41"E, A DISTANCE OF 82.78 FEET;

THENCE N03°48'41"W, ALONG THE EASTERLY LINE OF U.S. HIGHWAY 183, BEING THE WESTERLY LINE OF SAID 1.25 ACRE TRACT AND HEREOF, A DISTANCE OF 92.58 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.194 ACRE (226,224 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

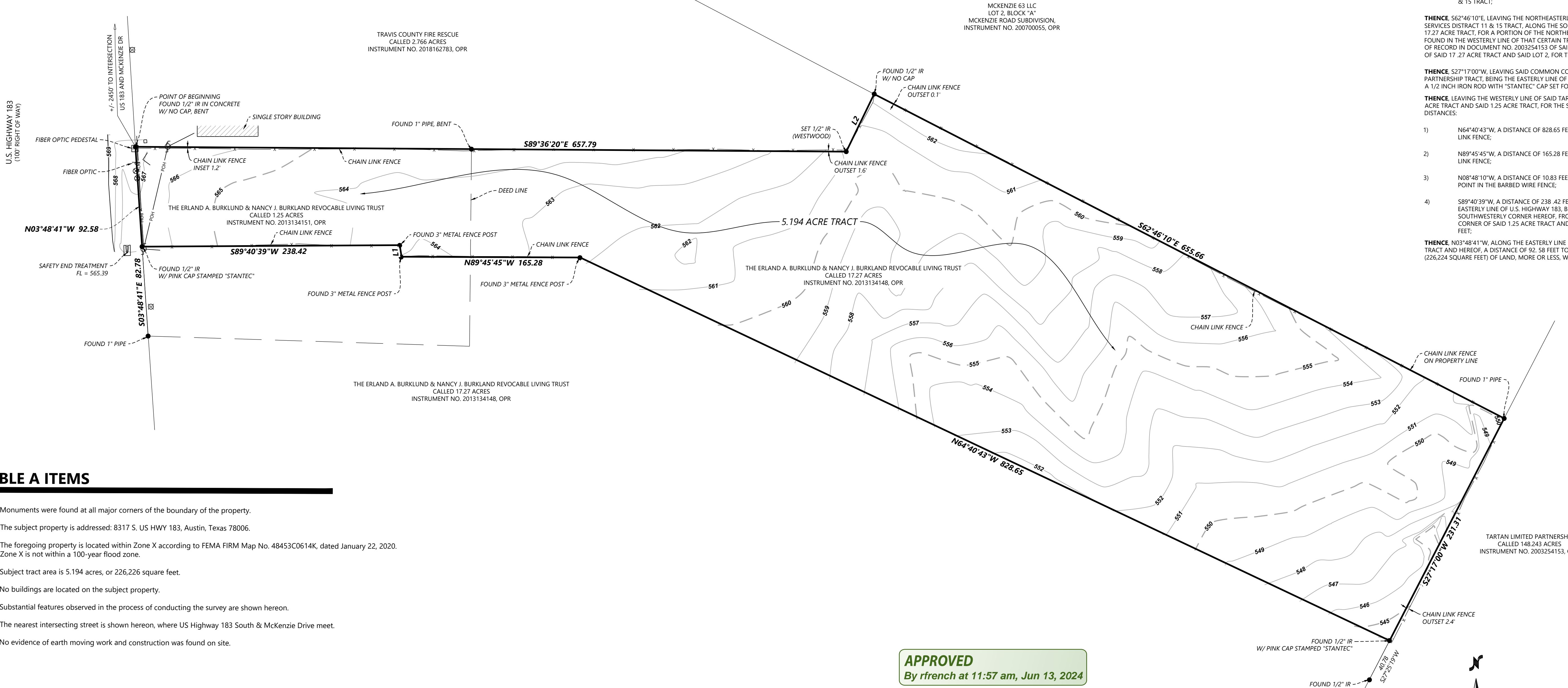


TABLE A ITEMS

- Monuments were found at all major corners of the boundary of the property.
- The subject property is addressed: 8317 S. US HWY 183, Austin, Texas 78006.
- The foregoing property is located within Zone X according to FEMA FIRM Map No. 48453C0614K, dated January 22, 2020. Zone X is not within a 100-year flood zone.
- Subject tract area is 5.194 acres, or 226,226 square feet.
- (a) No buildings are located on the subject property.
- Substantial features observed in the process of conducting the survey are shown hereon.
- The nearest intersecting street is shown hereon, where US Highway 183 South & McKenzie Drive meet.
- No evidence of earth moving work and construction was found on site.

SCHEDULE B ITEMS (PER TITLE COMMITMENT)

The following notes correspond to the numbering system of Schedule B, of the above mentioned title commitment. Surveyor's Notes in *Italics*. Non-survey related items have been omitted.

- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - The terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated March 24, 1952, recorded in Volume 1260, Page 283 of the Deed Records of Travis County, Texas, executed by between Fred Sassman, Jr. and wife, Fenton Sassman, as Lessors, and W. N. Mayfield, as Lessee. *DOES NOT AFFECT*
 - Water line easement granted to Creedmore-Maha Water Supply Corporation, by instrument dated May 3, 1966, recorded in Volume 3195, Page 433 of the Deed Records of Travis County, Texas. *AFFECTS, NO PLOTTABLE DESCRIPTION*
 - Water line easement granted to Creedmore-Maha Water Supply Corporation, by instrument dated May 3, 1966, recorded in Volume 3195, Page 454 of the Deed Records of Travis County, Texas. *AFFECTS, NO PLOTTABLE DESCRIPTION*

CERTIFICATION

To S3 Partners by Self Storage Strategies, LLC, A Colorado Limited Liability Company, Heritage Title Company of Austin, Inc., and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 14 and 16 of Table A thereof. The field work was completed on 04/09/2024.

Ethan Oelke

Ethan C. Oelke, R.P.L.S.
Texas License No. 6926
ethan.oelke@westwoodps.com

Date: 06/12/2024



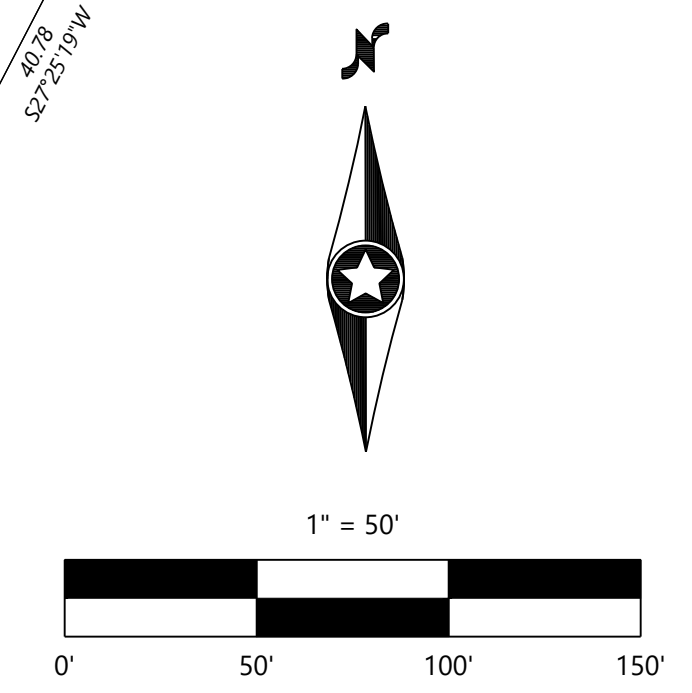
APPROVED
By *rfrench* at 11:57 am, Jun 13, 2024

REQUESTED REVISIONS HAVE BEEN
MADE. NOTHING FURTHER.

REVIEWED
By *Mjezisek* at 10:05 am, Jun 13, 2024

LEGEND

- () GUY WIRE
- ⊕ POWER POLE
- ⊕ SIGN (SEE LABEL)
- ⊕ WATER METER
- ⊕ FIBER OPTIC PEDESTAL
- ⊕ ELECTRIC BOX
- BOUNDARY LINE
- - - EASEMENT LINE
- PCH — POWER OVERHEAD
- X — FENCE LINE
- FOUND OR SET MONUMENT (SEE LABEL)
- OPR OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



PROJECT NO. 0052939.00
CHECKED: JLP
DRAWN: MWL/KBW
FIELD CREW: IS/BG
FIELD WORK DATE: 4/09/2024

REVISIONS:

NO.	DESCRIPTION

PREPARED FOR:

S3 PARTNERS
8082 INTERPORT BOULEVARD
ENGLEWOOD, COLORADO 80112

EXHIBIT OF:

ALTA/NSPS LAND TITLE SURVEY

A 5.194 ACRE OF LAND OUT OF THE B. L. J. MIRALES SURVEY, ABSTRACT NO. 531, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THOSE CERTAIN 17.27 ACRE AND 1.25 ACRE TRACTS OF LAND CONVEYED TO THE ERLAND A. BURKLUND AND NANCY J. BURKLUND REVOCABLE LIVING TRUST BY DEEDS OF RECORD IN DOCUMENT NOS. 2013134148 AND 2013134151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

1 OF 1

DATE: 06/12/2024