

EXHIBIT 1

LEGAL DESCRIPTION

Date: February 9, 2026

A PART OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF LOT 10, MARY HOGANS SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOGAN SETTLEMENT ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF BIVINS ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°23'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 207.48 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 89°36'15" WEST, A DISTANCE OF 198.78 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COMBS ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°21'20" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 133.85 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF COMBS ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOGAN SETTLEMENT ROAD; THENCE NORTH 70° 13'43" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 213.63 FEET TO THE POINT OF BEGINNING.