

Exhibit 1 Legal Description

2/27/26

Part of Lot 1, Block 29, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, of the current Public Records of Duval County, Florida. More particularly described as follows: Commence at the tangent of the intersection of the Westerly right-of-way line of Catoma Street, (a 60.00 foot right-of-way) and the Southerly right-of-way line of Timuquana Road (an 80.00 foot right-of-way); thence South 00 degrees 33 minutes 37 seconds West, 24.00 feet to the Point of Beginning; thence continue along the Westerly right-of-way line of Catoma Street, South 00 degrees 33 minutes 37 seconds West, 126.19 feet to a point; thence South 89 degrees 36 minutes 44 seconds West, 149.84 feet to a point; thence North 00 degrees 08 minutes 58 seconds East, 138.38 feet, to the Southerly right-of-way line of Timuquana Road (a 104.0 foot right-of-way); thence North 89 degrees 48 minutes 27 seconds East, 139.74 feet; thence South 43 degrees 18 minutes 02 seconds East, 16.00 feet to the Point of Beginning.

TOGETHER WITH the Grantor's interest in that agreement recorded in Official Records Book 3016, Page 460, Public Records of Duval County, Florida. ("The Drainfield Easement")

AND

TOGETHER WITH the Grantor's interest in that agreement recorded in Official Records Book 17951, Page 2361, Public Records of Duval County, Florida. ("The Utility Easement")