

EXHIBIT 1

LEGAL DESCRIPTION

February 13, 2026

Parcel 1 – 002287 0020

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST TOGETHER WITH PART OF TRACTS 1,2,3 AND 4, BLOCK 2, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°27'00" EAST, ALONG THE CENTER LINE OF YELLOW WATER ROAD (80 FOOT RIGHT-OF-WAY)), A DISTANCE OF 713.95 FEET; THENCE SOUTH 89°06'00" WEST, A DISTANCE OF 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID YELLOW WATER ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 00°27'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 277.98 FEET THENCE SOUTH 87°15'10" WEST, A DISTANCE OF 1268.45 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW WATER LANE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°06'40" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.77 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 38.52 FEET TO THE POINT OF TANGENCY SAID CURVE, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF YELLOW WATER LANE, SAID CURVE BEING SUBTENDED OF A CHORD BEARING AND DISTANCE OF NORTH 44°35'44" EAST, 35.04 FEET; THENCE NORTH 89°04'48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1214.18 FEET TO THE POINT OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID YELLOW WATER ROAD, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°41'06" EAST, 35.50 FEET; THENCE SOUTH 00°27'00" ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.67 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 19272, PAGES 162 THROUGH 165 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel 2 – 002287 0060

PART OF TRACT 1, BLOCK 2, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19, WITH THE WEST LINE OF YELLOW WATER ROAD (AN 80 FOOT RIGHT OF WAY); THENCE SOUTH 00°28'55" EAST, 255.81 FEET, ALONG THE WEST LINE OF SAID YELLOW WATER ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°28'55" EAST, 123.73 FEET, ALONG THE WEST LINE OF SAID YELLOW WATER ROAD; THENCE SOUTH 89°06'00" WEST, 528.11 FEET; THENCE NORTH 00°28'55" WEST, 123.73 FEET; THENCE NORTH 89°06'00" EAST, 528.11 FEET TO THE POINT OF BEINNING.

Parcel 3 – 002287 0070

PART OF TRACT 1, BLOCK 2, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19, WITH THE WEST LINE OF YELLOW WATER ROAD (AN 80 FOOT RIGHT OF WAY); THENCE SOUTH 00°28'55" EAST, 379.54 FEET, ALONG THE WEST LINE OF SAID YELLOW WATER ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°28'55" EAST, 123.73 FEET, ALONG THE WEST LINE OF SAID YELLOW WATER ROAD; THENCE SOUTH 89°06'00" WEST, 528.11 FEET; THENCE NORTH 00°28'55" WEST, 123.73 FEET; THENCE NORTH 89°06'00" EAST, 528.11 FEET TO THE POINT OF BEINNING.

Parcel 4 – 002287 0080

PART OF TRACT 1, BLOCK 2, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19, WITH THE WEST LINE OF YELLOW WATER ROAD (AN 80 FOOT RIGHT OF WAY); THENCE SOUTH 00°28'55" EAST, 503.27 FEET, ALONG THE WEST LINE OF SAID YELLOW WATER ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°28'55" EAST, 123.73 FEET, ALONG THE WEST LINE OF SAID YELLOW WATER ROAD; TO THE NORTH LINE OF YELLOW WATER LANE (A 30 FOOT EASEMENT FOR INGRESS AND EGRESS); THENCE SOUTH 89°06'00" WEST, 528.11 FEET ALONG THE NORTH LINE OF SAID YELLOW WATER LANE; THENCE NORTH 00°28'55" WEST, 123.73 FEET; THENCE NORTH 89°06'00" EAST, 528.11 FEET TO THE POINT OF BEINNING.