

**LEGAL DESCRIPTION**  
**FEBRUARY 13, 2026**

A PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 13 WITH THE WESTERLY LINE OF FLYNN ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED). THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 300 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 52 SECONDS EAST A DISTANCE OF 185 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 31 SECONDS EAST A DISTANCE OF 300 FEET TO THE WESTERLY LINE OF SAID FLYNN ROAD; THENCE NORTH 00 DEGREES 40 MINUTES 52 SECONDS WEST ALONG SAID WESTERLY LINE A DISTANCE OF 185 FEET TO THE POINT OF BEGINNING.