

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**January 31, 2022**

A Tract of land situated in A Portion of Section 30, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 and run N 89 deg 29 min 13 sec E, along the south line of said Section 30, a distance of 2902.96 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 17184 on Page 121 and Official Records Book 19698, Pg. 218 and the Point of Beginning; thence leave said south line and run N 26 deg 16 min 56 sec W, 1641.47 feet to an Iron Rod on the approximate northerly limits of an easement for underground gas and oil transmission to Houston Texas Gas and Oil Corporation as described in Official Records Book 762 on Pg. 584 of the said public records; thence run N 50 deg 15 min 27 sec E, along said northerly line, 874.24 feet to an Iron Rod; thence leave said north line and run N 00 deg 44 min 10 sec E, 2044.02 feet to an Iron Rod on the North line of the S 1/2 of NW 1/4 of said Section 30;

thence run N 89 deg 03 min 56 sec E, along the north line of said S 1/2 a distance of 495.96 feet to a concrete monument on the westerly right of way line of Solomon Road: thence run southwesterly along said right of way with a curve concave northwesterly having an arc length of 209.48 feet, a radius of 2261.82 feet and a chord bearing and distance of S 04 deg 45 min 04 sec W, 209.40 feet to a concrete monument and a point of reverse curve; thence continue southwesterly along said right of way with a curve concave southeasterly having an arc length of 265.79 feet, a radius of 2321.83 feet and a chord bearing and distance of S 04 deg 07 min 29 sec W, 265.64 feet to a concrete monument and a point of tangency; thence run S 00 deg 44 min 08 sec W, along said right of way 1248.73 feet to a concrete monument and a point of curvature; thence run southeasterly along said right of way line with a curve concave northeasterly having an arc length of 398.31 feet, a radius of 746.20 feet and a chord bearing and distance of S 14 deg 33 min 23 sec E, 393.60 feet to a concrete monument and a point of tangency; thence run S 29 deg 50 min 54 sec E, along said right of way line, 2265.11 feet to an Iron Rod at the intersection of said right of way with the south line of said Section 30; thence leave said right of way and run S 89 deg 29 min 13 sec W, along said south line, 1641.46 feet to the Point of Beginning.