

**Legal Description**  
**Exhibit 1**  
**July 12, 2023**

A part of Lot 6, Tison Subdivision of the Charles Seton Grant, Section 40, Township 1 North, Range 27 East, as recorded in Plat Book 1, Page 150, former Public Records of Duval County, Florida, and more particularly described as follows:

Commence at the intersection of the centerline of Pecan Park Road with the Westerly boundary of said Charles Seton Grant, said intersection located South 48 Degrees 34 Minutes 40 Seconds East, 38.45 feet from a point on intersection in said centerline of Pecan Park Road; thence South 48 Degrees 34 Minutes 40 Seconds East along said centerline, a distance of 789.36 feet; thence North 41 Degrees 24 Minutes 20 Seconds East, a distance of 30 feet to an intersection with the Northeasterly right-of-way line of Pecan Park Road, and the Point of Beginning; thence continue North 41 Degrees 24 Minutes 20 Seconds East, a distance of 375 feet; thence South 48 Degrees 34 Minutes 40 Seconds East, a distance of 137 feet; thence South 41 Degrees 24 Minutes 20 Seconds West, a distance of 375 feet to an intersection with said Northeasterly right-of-way, thence North 48 Degrees 34 Minutes 40 Seconds West along said Northeasterly right-of-way line, a distance of 137 feet to the Point of Beginning.

Parcel ID Number: 108119-0000