

TEXAS BUSINESS COURT, ELEVENTH DIVISION

City Choice Group, LLC v. TMC Grand Blvd Land Company, LLC
and BCEGI Grand Blvd Manager, LLC

City Choice Group · No. 24-BC11A-0002 · Decided December 2, 2025

SUMMARY

The Texas Business Court, Eleventh Division, entered final judgment in favor of TMC Grand Blvd Land Company, LLC in a dispute involving City Choice Group, LLC. The court ordered that City Choice take nothing, granted TMC declaratory relief and entitlement to independent consideration, and awarded TMC \$262,061.50 in attorneys' fees, with additional conditional fees for unsuccessful appeals.

CASE DETAILS

COURT	Texas Business Court, Eleventh Division
JURISDICTION	Texas Business Court, Eleventh Division
DECIDED	December 2, 2025
DOCKET	24-BC11A-0002
DISPOSITION	other
PROCEDURAL POSTURE	Final judgment in a business-court action following the court's memorandum opinion and its prior order granting TMC's motion for partial summary judgment on termination.
PRECEDENTIAL VALUE	Published

TOPICS

- commercial litigation
- contracts
- declaratory judgment
- attorney fees
- summary judgment

PRACTICE AREAS

- commercial litigation
- contracts
- real estate
- civil procedure
- remedies

QUESTIONS PRESENTED

- Whether final judgment should be entered disposing of all claims and parties after the court's memorandum opinion and prior partial summary judgment order.

2. Whether TMC was entitled to declaratory relief, receipt of the Independent Consideration, and attorney's fees.

HOLDINGS

1. City Choice Group, LLC shall take nothing by its claims and causes of action.
2. TMC Grand Blvd Land Company, LLC is granted the declaratory judgment previously granted and addressed in the court's memorandum opinion and June 6, 2025 order granting TMC's motion for partial summary judgment on termination.
3. TMC is entitled to receipt of the Independent Consideration upon the final judgment becoming final and non-appealable.
4. TMC is entitled to reasonable and necessary attorney's fees against City Choice in the amount of \$262,061.50, plus \$75,000 if City Choice unsuccessfully appeals to the Fifteenth Court of Appeals and an additional \$50,000 if City Choice unsuccessfully appeals to the Supreme Court of Texas.

KEY QUOTATIONS

"Plaintiff/Counter-Defendant City Choice Group, LLC ("City Choice") shall take nothing by its claims and causes of action;" (Final Judgment at 1)

"This is a Final Judgment disposing of all claims and parties and is appealable." (Final Judgment at 1)

FACTUAL BACKGROUND

The provided final judgment indicates that the dispute concerned termination and an item identified as the Independent Consideration under the parties' agreement or the court's prior opinion. The judgment does not provide additional material facts underlying the dispute.

PROCEDURAL HISTORY

City Choice Group, LLC brought claims against TMC Grand Blvd Land Company, LLC and BCEGI Grand Blvd Manager, LLC. The Business Court previously granted TMC's motion for partial summary judgment on termination and later issued a memorandum opinion. The court entered final judgment ordering that City Choice take nothing, granting TMC declaratory relief previously granted in the opinion and prior order, awarding TMC independent consideration upon finality, and awarding attorney's fees.

DISPOSITION

other

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