

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

OPINION

PER CURIAM.

FILED IN BUSINESS COURT OF TEXAS BEVERLY CRUMLEY, CLERK ENTERED
11/14/2025 CAUSE NO. 24-BC11A-0002 CITY CHOICE GROUP, LLC § IN THE STATE

COURT OFFILED IN Plaintiff, § 15th COURT OF APPEALS AUSTIN, TEXAS § 12/3/2025 8:01:47 AM HARRIS COUNTY, TEXAS Vv. § § CHRISTOPHER A. PRINE Clerk TMC GRAND BLVD LAND COMPANY, § LLC and BCEGI GRAND BLVD § MANAGER, LLC § Defendants. § 11TH BUSINESS COURT DIVISION FINAL JUDGMENT The Court, having issued its November 8, 2025 Memorandum Opinion ("Opinion") and after consultation with the Parties, enters this Final Judgment as follows: 1.

Plaintiff/Counter-Defendant City Choice Group, LLC ("City Choice") shall take nothing by its claims and causes of action; 2. Defendant/Counter-Plaintiff/Third-Party Plaintiff TMC Grand Blvd Land Company, LLC ("TMC") is granted declaratory judgment as previously granted and addressed in the Opinion and in the Court's June 6, 2025 Order granting TMC's Motion for Partial Summary Judgment on Termination (filed January 28, 2025); 3.

TMC is entitled to receipt of the Independent Consideration (as defined in the Opinion) upon this Final Judgment becoming final and non-appealable; 4. TMC's Application for Attorney's Fees (filed August 11, 2025) is granted and the Court accordingly finds TMC is entitled to its reasonable and necessary attorneys' fees against City Choice in the amount of \$262,061.50 and further to \$75,000 if City Choice unsuccessfully appeals this Final Judgment to the 15" Court of Appeals and to an additional \$50,000 if City Choice unsuccessfully appeals to the Supreme Court of Texas.

This is a Final Judgment disposing of all claims and parties and is appealable. Any relief that is not expressly granted is denied. IT IS SO ORDERED. SIGNED on Nov. 14.2025 Hon. Sofi A Texas Business Court, Eleventh Division FINAL JUDGMENT Page 1 of 1