

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

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