

CAUSE NO. 26DCV0903

JONATHAN GARCIA,	§	IN THE DISTRICT COURT
individually,	§	
	§	
Plaintiff,	§	
	§	
v.	§	
	§	CHAMBERS COUNTY,
SOPHIA FILFIL;	§	TEXAS
PROVIDENCE TITLE	§	
COMPANY; and DAMAC	§	
INVESTMENTS, LLC,	§	
Nominal Defendant,	§	
	§	
Defendants.	§	344TH JUDICIAL
		DISTRICT

TEMPORARY RESTRAINING ORDER

On this day the Court considered Plaintiff Jonathan Garcia’s Verified Original Petition for Declaratory Judgment and Application for Temporary Restraining Order and Temporary Injunction. Having considered the verified petition, the exhibits, and the arguments presented, the Court finds that Plaintiff has pleaded a cause of action for declaratory judgment and has shown a probable right to the relief sought, and that unless this order issues, Plaintiff will suffer immediate and irreparable injury, loss, or damage before a hearing on a temporary injunction can be held.

The Court specifically finds that the Transaction — defined as the contract between Granbury Reddy Land Partners, as seller, and Damac Investments &/or Assigns, as buyer, for the real property described in Exhibit “C” to that contract, located in Granbury, Hood County, Texas 76048, including the property referred to in correspondence as [REDACTED], Granbury (the “Property”), and every escrow, title commitment, GF or file number, closing, funding, and disbursement at Providence Title Company or any other title or escrow company for the purchase or sale of all or any part of the Property to, by, through, or for the benefit of Damac Investments, LLC or any assignee or successor of its rights, however numbered or

described — concerns a contract to purchase real property, which is unique; that the authority of Defendant Sophia Filfil to act for Defendant Damac Investments, LLC is disputed and rests on a Certificate of Amendment filed December 15, 2025 that Plaintiff has shown was not approved by all members as Tex. Bus. Orgs. Code § 101.356(d) requires; that the address of record entered for Plaintiff on Damac’s April 1, 2025 Certificate of Amendment is the office of counsel for Defendant Sophia Filfil, so that notice sent to Plaintiff as a member at that address would not have reached him; and that if the transaction is closed, funded, or disbursed, or Damac’s rights under the contract are assigned or transferred, before this dispute is decided, the harm cannot be undone and cannot be adequately remedied by damages. This order preserves the status quo pending a hearing and does not adjudicate the interest of the estate or heirs of Nicholas Ballard Herman (Nick Herman), deceased. The Court further finds that this order is granted without notice because notice would permit Defendants to close, fund, disburse, or assign the Transaction before a hearing could be held, causing the very injury this order is intended to prevent.

IT IS THEREFORE ORDERED that Defendant Sophia Filfil, and her agents, servants, employees, attorneys, and those persons in active concert or participation with her who receive actual notice of this order by personal service or otherwise, are RESTRAINED from:

- (a) executing, delivering, or filing any instrument in the name of Damac Investments, LLC;
- (b) assigning, amending, terminating, or otherwise transferring any right of Damac Investments, LLC in the Transaction;
- (c) instructing Providence Title Company or any other title or escrow company to close, fund, or disburse any part of the Transaction in the name of Damac Investments, LLC; and
- (d) filing any document with the Texas Secretary of State on behalf of Damac Investments, LLC.

IT IS FURTHER ORDERED that Defendant Providence Title Company, and its officers, agents, employees, and those persons in active concert or participation with it who receive actual notice of this order, are RESTRAINED from closing, funding, disbursing any earnest money or other funds, or accepting or recording any assignment, amendment, or substitution of buyer or

signer in the Transaction, under whatever escrow, GF, or file number it is held, on the instruction of Sophia Filfil or of any person claiming authority through the Certificate of Amendment filed December 15, 2025, until further order of this Court; provided that Providence Title Company may deposit any funds it holds in the Transaction into the registry of this Court.

IT IS FURTHER ORDERED that all parties shall preserve all documents and electronically stored information relating to Damac Investments, LLC, the Property, and the Transaction.

IT IS FURTHER ORDERED that Plaintiff's application for temporary injunction is set for hearing on October 15, 2026, at 9:00 a.m., in the 344th Judicial District Court of Chambers County, Texas, [REDACTED], Third Floor, [REDACTED], and Defendants are ORDERED to appear and show cause why a temporary injunction should not issue.

IT IS FURTHER ORDERED that this order shall be effective upon Plaintiff's filing of a bond with the Clerk in the amount of \$100.00, and that the Clerk shall issue a writ of temporary restraining order in conformity with the law and the terms of this order.

This order expires fourteen (14) days after the date it is signed, unless extended as permitted by Texas Rule of Civil Procedure 680.

SIGNED on _____, 2026, at _____.m.

JUDGE PRESIDING