

CAUSE NO. 26DCV0903

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

**PLAINTIFF JONATHAN GARCIA’S RESPONSE IN OPPOSITION TO DEFENDANT
SOPHIA FILFIL’S MOTION TO TRANSFER VENUE AND, SUBJECT THERETO,
PLEA IN ABATEMENT**

TO THE HONORABLE JUDGE OF SAID COURT:

Plaintiff Jonathan Garcia (“Garcia”), appearing pro se, files this response in opposition to Defendant Sophia Filfil’s Motion to Transfer Venue and, Subject Thereto, Plea in Abatement, filed September 29, 2026 (the “Motion”), and respectfully shows:

I. SUMMARY

1. The Motion should be denied in full. Venue is proper in Chambers County because Ms. Filfil resides here, at the very address her own Exhibit B lists for her. A “dominant jurisdiction” argument is not a ground to transfer venue. Abatement is also unwarranted: the Harris County plaintiffs expressly disclaimed any claim relating to the Granbury purchase contract that this Court’s Temporary Restraining Order protects, Providence Title Company is not a party there, and the Harris suit was filed in Damac’s name by a person whose authority is the very thing in dispute. Finally, Ms. Filfil’s new “Operating Agreement” (Motion Exh. B) contradicts the Texas Secretary of State’s records and her own sworn-to positions; it is the strongest reason this Court’s order should stay in place, not a reason to vacate it.

II. THE MOTION TO TRANSFER VENUE SHOULD BE DENIED

A. The Motion states no venue ground.

2. A motion to transfer venue must state that the county of suit is not a proper county and must state the legal and factual basis for the transfer. Tex. R. Civ. P. 86(3). The Motion does neither. It nowhere contends that Chambers County is an improper venue; its only argument is that a Harris County court acquired “dominant jurisdiction.” (Motion ¶¶ 1–17.) Dominant jurisdiction is a ground for abatement, not for transfer of venue, and the Motion cites no statute or rule that would authorize transferring this case to Harris County on that basis.

B. Venue is proper in Chambers County, so the case cannot be transferred.

3. Venue is proper in the county of a natural-person defendant’s residence at the time the cause of action accrued. Tex. Civ. Prac. & Rem. Code § 15.002(a)(2). Ms. Filfil resides at [REDACTED], [REDACTED], [REDACTED], in Chambers County, as Garcia pleaded in his Verified Petition. Ms. Filfil does not deny it. Her own Exhibit B lists her address as “[REDACTED] [REDACTED]” (Motion Exh. B, Exh. A thereto.) Venue facts properly pleaded are taken as true unless specifically denied, Tex. R. Civ. P. 87(3)(a), and none has been denied here.

4. If the county in which the plaintiff filed suit is a proper venue, the case may not be transferred, even if another county would also have been proper. *Wilson v. Tex. Parks & Wildlife Dep’t*, 886 S.W.2d 259, 261 (Tex. 1994). Because Chambers County is a proper venue, the Motion to Transfer must be denied.

III. THE PLEA IN ABATEMENT SHOULD BE DENIED

A. The suits are not inherently interrelated as to the Granbury transaction this Court’s order protects.

5. This Court’s Temporary Restraining Order of September 25, 2026 protects a specific contract and escrow: Damac’s purchase of the Granbury, Hood County property held at Providence Title Company. The Harris County plaintiffs expressly carved that transaction out of their suit: “The claims asserted in this Petition do not arise out of and do not relate to the Payment Agreement dated September 2, 2026 between Damac and Garcia, or to Damac’s purchase contract for the property at [REDACTED], Granbury, Hood County,

Texas. Damac expressly reserves, and does not assert here, any claim arising out of or relating to that agreement or that transaction.” (Harris Pet. ¶ 9; see id. ¶ 49; Exhibit 4.) Having disclaimed the Granbury transaction in Harris County, Ms. Filfil cannot use that suit to strip this Court of the power to protect it.

6. Providence Title Company, the escrow holder restrained by this Court’s order, is not a party to the Harris suit. Ms. Filfil’s suggestion that Garcia “is within his rights to file suit against it there” (Motion ¶ 16) concedes that no court but this one presently has Providence before it.

B. The recognized exceptions apply.

7. The first-filed rule yields where the first plaintiff’s inequitable conduct estops it from relying on its suit, where necessary parties cannot be joined, or where the first plaintiff lacks intent to prosecute. *Wyatt v. Shaw Plumbing Co.*, 760 S.W.2d 245, 248 (Tex. 1988); *In re Red Dot Bldg. Sys., Inc.*, 504 S.W.3d 320, 323 (Tex. 2016). The Harris suit was filed in Damac’s name, through counsel retained by Ms. Filfil, on the authority of a December 15, 2025 Certificate of Amendment that no member of Damac signed and that removed Garcia — a member of record since April 1, 2025 — and a deceased member, without their approval. (Exhibits 1–3.) It was filed by unverified petition, without affidavit, four days after Garcia gave written notice of his position, and it obtained an ex parte order. A party may not race to the courthouse in another’s name, on contested authority, and then invoke that filing to defeat the court where the authority question and the escrow are actually before the Court.

C. The plea is unverified and its key exhibit is unauthenticated.

8. The Motion rests on facts outside the record — including Ms. Filfil’s claimed status as Damac’s “only Manager of record” and the purported Operating Agreement — but it is supported by no affidavit or verification, and Exhibit B is not authenticated by anyone. The Court should not abate this action, or vacate its order, on unsworn assertions.

IV. MS. FILFIL’S “OPERATING AGREEMENT” CONTRADICTS THE PUBLIC RECORD

9. Exhibit B is styled an “Operating Agreement of DAMAC Investments, LLC ... executed as of October 21, 2022,” lists “Mrs. Sophia Filfil” as the 100% member, names “Beneficial Trust c/o Sophia Filfil” as the initial manager, and is signed only by Ms. Filfil as

“Chief Operating Officer.” (Motion Exh. B.) It cannot be reconciled with the Texas Secretary of State’s records or with Ms. Filfil’s own positions:

(a) If Ms. Filfil had been Damac’s 100% member since October 2022, there would have been no need, on December 15, 2025, to file a Certificate of Amendment adding “Sophia Filfil, Title: Member.” (Exhibit 2.)

(b) On April 1, 2025, a Certificate of Amendment was filed adding “Member: JONATHAN GARCIA.” (Exhibit 1.) Exhibit B does not mention it.

(c) On March 5, 2026, Damac’s public information report named Ms. Filfil as “Manager” and listed Nick Herman — who died May 30, 2025 — as a current member. (Exhibit 3.) Exhibit B lists no other member.

(d) In Harris County, Ms. Filfil’s companies plead that she is Damac’s “sole member” (Harris Pet. ¶¶ 4, 31); here she calls herself Damac’s “only Manager of record” (Motion ¶ 20), while her exhibit names a trust as manager and bears her signature only as “Chief Operating Officer,” an office the document does not create.

(e) Garcia never saw, signed, or received Exhibit B before it was filed in this Court on September 29, 2026.

10. These contradictions are precisely why this Court restrained Ms. Filfil from executing instruments in Damac’s name and from closing or assigning the Granbury transaction on her instruction. They are no basis to lift that protection.

V. THE REQUESTED MODIFICATION SHOULD BE DENIED

11. Ms. Filfil asks the Court to let her sign for Damac so that Damac may “prosecute its claims against Garcia.” (Motion ¶¶ 18–23.) Who may act for Damac is the question this Court is deciding; granting the modification would decide it in her favor before any hearing. If the Court concludes that Damac must be able to appear, Garcia asks that it do so only (a) through independent counsel approved by the Court, not through Doré Rothberg Law, P.C., which represents Ms. Filfil individually and the parties adverse to Garcia in Harris County, and (b) without any act assigning, closing, funding, or disbursing the Granbury transaction. In the alternative, Garcia has separately applied for the appointment of a limited temporary receiver for Damac, to be heard with his application for temporary injunction.

VI. PRAYER

Garcia respectfully asks the Court to deny the Motion to Transfer Venue; deny the Plea in Abatement; deny the request to vacate the Temporary Restraining Order signed September 25, 2026; deny the requested modification or, in the alternative, grant only the limited relief described in Part V, including, if the Court permits Damac to act, the relief requested in Garcia's separately filed application for a temporary receiver; set Garcia's application for temporary injunction for hearing; and grant Garcia all other relief to which he is entitled.

Respectfully submitted,

/s/ Jonathan Garcia

JONATHAN GARCIA, pro se

[REDACTED]

[REDACTED]

Tel. [REDACTED]

Jon.garcia.a@gmail.com

PLAINTIFF

UNSWORN DECLARATION

My name is Jonathan Garcia, my [REDACTED]
[REDACTED]

Plaintiff in this case. The facts stated in paragraphs 3, 5 through 7, and 9 of this response are within my personal knowledge or are shown by the documents described, and are true and correct. To my knowledge, Sophia Filfil resides at [REDACTED], [REDACTED] (Beach City), Texas [REDACTED], in Chambers County. I never saw, signed, or received the document attached as Exhibit B to her Motion before it was filed in this Court on September 29, 2026. Exhibits 1, 2, and 3 are true and correct copies of records of the Texas Secretary of State for Damac Investments, LLC. Exhibit 4 is a true and correct copy of pages of the Original Petition filed in Cause No. 2026-70357, as served on me. I declare under penalty of perjury that the foregoing is true and correct. Tex. Civ. Prac. & Rem. Code § 132.001.

Executed in Orange County, State of Florida, on the 30th day of September, 2026.

/s/ Jonathan Garcia
Jonathan Garcia, Declarant

CERTIFICATE OF SERVICE

I certify that on September 30, 2026, a true and correct copy of this response was served on all counsel of record through the electronic filing manager under Texas Rule of Civil Procedure 21a, including Connor J. Smith, Doré Rothberg Law, P.C., [REDACTED], Suite 700, [REDACTED], csmith@dorelaw.com, counsel for Defendant Sophia Filfil.

/s/ Jonathan Garcia
Jonathan Garcia

INDEX OF EXHIBITS

Exhibit 1 — Certificate of Amendment, Damac Investments, LLC, filed April 1, 2025 (Doc. No. 1465837290002), adding “Member: JONATHAN GARCIA”

Exhibit 2 — Certificate of Amendment, Damac Investments, LLC, filed December 15, 2025 (Doc. No. 1542200210003), adding Sophia Filfil and deleting Nick Herman and Jonathan Garcia

Exhibit 3 — Texas Franchise Tax Public Information Report, Damac Investments, LLC, filed March 5, 2026

Exhibit 4 — Excerpts of Plaintiffs’ Original Petition, Cause No. 2026-70357 (pages 1, 4, and 14–15), including ¶¶ 9 and 49

EXHIBIT 1

Certificate of Amendment, Damac Investments, LLC

Filed with the Texas Secretary of State April 1, 2025 (Document No. 1465837290002)

**Form 424
(Revised 05/11)**

Submit in duplicate to:
Secretary of State
P.O. Box 13697
[REDACTED]

FAX: 512/463-5709

Filing Fee: See instructions



This space reserved for office use.

Certificate of Amendment

Entity Information

The name of the filing entity is:

DAMAC INVESTMENTS LLC

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- | | |
|---|---|
| ☐ For-profit Corporation | ☐ Professional Corporation |
| ☐ Nonprofit Corporation | ☐ Professional Limited Liability Company |
| ☐ Cooperative Association | ☐ Professional Association |
| ☒ Limited Liability Company | ☐ Limited Partnership |

The file number issued to the filing entity by the secretary of state is: 804779451

The date of formation of the entity is: October 21, 2022

Amendments

1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent
(Complete either A or B, but not both. Also complete C.)

☐ A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

☐ B. The registered agent is an individual resident of the state whose name is:

First Name

M.I.

Last Name

Suffix

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

Street Address (No P.O. Box)

City

TX

State Zip Code

3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

☒ **Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

Member: JONATHAN GARCIA [REDACTED] Suite 700 Houston, Texas 77084

☐ **Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:

☐ **Delete** each of the provisions identified below from the certificate of formation.

Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing (Select either A, B, or C.)

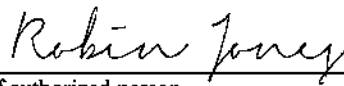
- A. ☒ This document becomes effective when the document is filed by the secretary of state.
- B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
- C. ☐ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____
- The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 04/01/2025

By: Registered Agents Inc.


Signature of authorized person

Authorized Representative - Robin Jones on behalf of Registered Agents Inc.

Printed or typed name of authorized person (see instructions)

Print

Reset

EXHIBIT 2

Certificate of Amendment, Damac Investments, LLC

Filed with the Texas Secretary of State December 15, 2025 (Document No. 1542200210003)

**Form 424
(Revised 05/11)**

Submit in duplicate to:
Secretary of State
P.O. Box 13697
[REDACTED]

FAX: 512/463-5709

Filing Fee: See instructions



This space reserved for office use.

Certificate of Amendment

Entity Information

The name of the filing entity is:

DAMAC INVESTMENTS LLC

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

☐ For-profit Corporation

☐ Professional Corporation

☐ Nonprofit Corporation

☐ Professional Limited Liability Company

☐ Cooperative Association

☐ Professional Association

☒ Limited Liability Company

☐ Limited Partnership

The file number issued to the filing entity by the secretary of state is: 804779451

The date of formation of the entity is: 10/21/2022

Amendments

1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent
(Complete either A or B, but not both. Also complete C.)

☐ A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

☐ B. The registered agent is an individual resident of the state whose name is:

First Name	M.I.	Last Name	Suffix
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The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

Street Address (No P.O. Box)	City	TX	State Zip Code
------------------------------	------	----	-------------------

3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

☒ **Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

Sophia Filfil

Title: Member

Address: 5900 BALCONES DRIVE STE 100

☐ **Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:

☒ **Delete** each of the provisions identified below from the certificate of formation.

Nick Herman

&

Jonathan Garcia

Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing (Select either A, B, or C.)

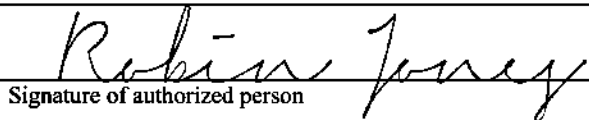
- A. ☒ This document becomes effective when the document is filed by the secretary of state.
- B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
- C. ☐ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____
- The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 12/15/2025

By: Registered Agents Inc.


Signature of authorized person

Authorized Representative - Robin Jones on behalf of Registered Agents Inc.

Printed or typed name of authorized person (see instructions)

Print

Reset

EXHIBIT 3

Texas Franchise Tax Public Information Report, Damac Investments, LLC

Filed March 5, 2026 (Document No. 1604392840001)



Comptroller of Public Accounts
FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

3 2 0 8 6 8 5 8 1 0 0

■ Report year

2 0 2 6

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you.

Taxpayer name

DAMAC INVESTMENTS LLC

Mailing address

5900 BALCONES DR STE 100

Secretary of State (SOS) file number or
Comptroller file number

City

AUSTIN

State

TX

ZIP Code

78731

Plus 4

0804779451

○ Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office

Principal place of business

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



3208685810026

SECTION A Name, title and mailing address of each officer, director or manager.

Name SOPHIA FILFIL	Title MANAGER	Director ☐ YES	Term expiration m m d d y y
Mailing address 5900 BALCONES DRIVE, STE 100	City AUSTIN	State TX	ZIP Code 78731
Name nick herman	Title Member	Director ☐ YES	Term expiration m m d d y y
Mailing address 5900 BALCONES DRIVE STE 100	City AUSTIN	State TX	ZIP Code 78731
Name	Title	Director ☐ YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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Registered agent and registered office currently on file. (see instructions if you need to make changes)

Agent: **REGISTERED AGENTS INC.**

○ Blacken circle if you need forms to change the registered agent or registered office information.

Office: **5900 BALCONES DRIVE STE 100**

City

AUSTIN

State

TX

ZIP Code

78731

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here **Robin Jones**

Title

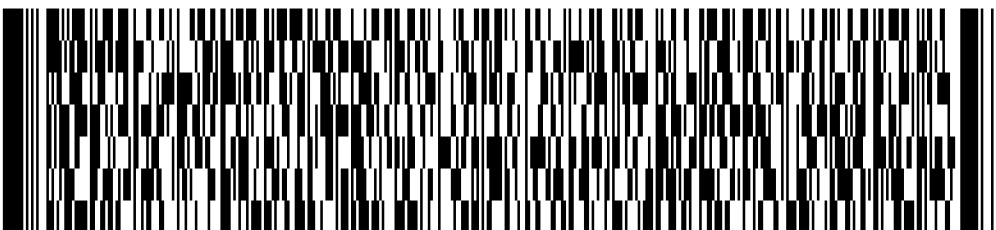
Electronic

Date

03-05-2026

Area code and phone number

Texas Comptroller Official Use Only



VE/DE	☐	PIR IND	☐
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EXHIBIT 4

Excerpts of Plaintiffs' Original Petition and Application for TRO
622 Sofi Lakes, LP, et al. v. Garcia, Cause No. 2026-70357, 515th District Court, Harris County
Pages 1, 4, 14, and 15 (including ¶¶ 9 and 49)

Cause No. _____

**622 SOFI LAKES, LP,
GO-M REALTY LLC, and
DAMAC INVESTMENTS LLC,
Plaintiffs,**

v.

**JONATHAN GARCIA,
Defendant.**

§
§
§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

_____ JUDICIAL DISTRICT

**PLAINTIFFS' ORIGINAL PETITION AND
APPLICATION FOR TEMPORARY RESTRAINING ORDER, TEMPORARY
INJUNCTION AND PERMANENT INJUNCTION**

Plaintiffs 622 SOFI Lakes, LP (“SOFI Lakes”), GO-M Realty LLC (“GO-M Realty”), and Damac Investments LLC (“Damac”) (collectively, “Plaintiffs”) are Texas entities owned or managed by Sophia Filfil. Plaintiffs retained Defendant Jonathan Garcia (“Garcia” or “Defendant”) to perform marketing, branding, and website development work for the SOFI Lakes development and for Ms. Filfil’s affiliated companies. Garcia has since retained the domain names, hosting accounts, and administrative credentials for Plaintiffs’ websites, altered those websites without authorization, refused to return them, contacted Plaintiffs’ homebuilder partners and brokerage personnel in an effort to divert those relationships to himself, and asserted authority over Damac that he does not hold. Exhibits A and Exhibits B are being withheld as these may contain sensitive information. Plaintiffs will be filing a motion to file these exhibits under seal.

SUMMARY of RELIEF REQUESTED

SOFI Lakes and GO-M Realty engaged Garcia to provide marketing, branding, design, and website development services for the SOFI Lakes residential development and for Ms. Filfil’s affiliated companies. In that role Garcia received Plaintiffs’ confidential lot pricing, inventory, absorption, build-out, and marketing materials, and administrative control of the sofilakes.com and go-mrealty.com domains, their hosting accounts, and the

8. Venue is proper in Harris County, Texas pursuant to Tex. Civ. Prac. & Rem. Code § 15.002(a)(1) because all or a substantial part of the events or omissions giving rise to Plaintiffs' claims occurred in Harris County. Garcia is not a resident of this State, so no Texas county qualifies under § 15.002(a)(2), and Garcia is a natural person, so § 15.002(a)(3) does not apply. Plaintiffs are managed from Houston, Harris County, Texas, and GO-M Realty maintains its principal place of business there. The marketing, branding, and website development work Garcia was engaged to perform was directed from and carried out in Harris County. The domain registrar accounts, hosting accounts, and administrative credentials at issue were delivered to Garcia in Harris County and have been withheld from Plaintiffs there. Garcia's communications disparaging each of the Plaintiffs and soliciting Plaintiffs' builders, brokers, and escrow agent were directed into Harris County, and the injury from those communications was suffered there. Each Plaintiff independently establishes venue in Harris County.

9. The claims asserted in this Petition do not arise out of and do not relate to the Payment Agreement dated September 2, 2026 between Damac and Garcia, or to Damac's purchase

expressly reserves, and does not assert here, any claim arising out of or relating to that agreement or that transaction, including any claim governed by the venue provision in Section 11 of that agreement.

II. FACTS AND OVERVIEW

10. SOFI Lakes is the developer of the SOFI Lakes residential community in Waller County, Texas. Its principal, Sophia Filfil, also owns and manages affiliated real estate and marketing entities, including GO-M Realty and Damac. Garcia holds himself out as a marketing, branding, and web development consultant.

11. Garcia began working with SOFI Lakes and Ms. Filfil in or about 2023. Over the

D. Conversion and Unauthorized Access to Plaintiffs' Computers and Data

43. SOFI Lakes and GO-M Realty incorporate the preceding paragraphs by reference. SOFI Lakes owns and is entitled to immediate possession of the sofilakes.com domain name, its associated registrar and hosting accounts, the website files and credentials, and the Digital Assets. GO-M Realty owns and is entitled to immediate possession of the go-mrealty.com domain name and its associated registrar and hosting accounts, website files, and credentials. Plaintiffs own the Media Assets. Garcia paid nothing toward any of that property and holds no capital or ownership interest in it.

44. Garcia has wrongfully exercised dominion and control over that property, inconsistent with Plaintiffs' rights, by refusing to transfer the domains, withholding the authorization codes and login credentials, and continuing to administer the accounts after his engagement was terminated on September 18, 2026.

45. Garcia has also knowingly accessed Plaintiffs' computers, computer networks, and website accounts without their effective consent and has altered Plaintiffs' website content, entitling them to recover their damages under Tex. Civ. Prac. & Rem. Code § 143.001.

46. Plaintiffs have demanded return of their property, and Garcia has refused. Plaintiffs reserve the right to claim future damages arising from Garcia's continuing conduct.

E. Declaratory Judgment — Damac Investments LLC

47. Damac incorporates the preceding paragraphs by reference. A justiciable controversy exists between Damac and Garcia concerning whether Garcia is a member of Damac and whether he holds authority to act, sign, or give direction in Damac's name. Garcia has asserted that authority in writing to a third party and has directed that third party to disregard the direction of Damac's sole member.

48. Damac seeks a declaration under Chapter 37 of the Texas Civil Practice and Remedies Code that Sophia Filfil is the sole member of Damac, that Garcia is not a member, manager, officer, or authorized signatory of Damac, and that the instrument Garcia executed on or about September 18, 2026 styled as a written consent of Damac's sole member is void and of no effect. Damac further seeks its attorney's fees under Tex. Civ. Prac. & Rem. Code § 37.009.

49. This count does not arise out of and does not relate to the Payment Agreement dated September 2, 2026 or to Damac's purchase contract for the Granbury property, and Damac asserts no claim here for any relief governed by that agreement.

IV. DEMAND AND REFUSAL

50. Plaintiffs have made written demand that Garcia cease contacting their clients, homebuilders, and brokers, cease altering their websites, return their domains, hosting accounts, credentials, and Confidential Information, and withdraw his assertions of authority over Damac. Garcia has refused. See Exh. C. Plaintiffs therefore seek temporary and permanent injunctive relief.

V. APPLICATION FOR TEMPORARY RESTRAINING ORDER, TEMPORARY INJUNCTION AND PERMANENT INJUNCTION

51. Pursuant to Tex. R. Civ. P. 680 and Tex. Civ. Prac. & Rem. Code Ann. 65.001 et seq., Plaintiffs seek temporary and permanent injunctive relief enjoining Garcia and his agents, employees, representatives, and those acting in concert or participation with him, directly or indirectly, from doing (or failing to do, as applicable) any of the following:

- (i) Contacting, directly or indirectly, any of Plaintiffs' clients, lot purchasers, investors, vendors, brokers, brokerage personnel, or homebuilder partners regarding Plaintiffs, the Project, or Plaintiffs' affiliated companies;
- (ii) Accessing, modifying, adding to, deleting from, disabling, transferring, or redirecting any website, domain name, hosting account, social media account, or email account of Plaintiffs or their affiliated companies, including sofilakes.com and go-mrealty.com;