

CAUSE NO. 2022-83517

PEARL GLOBAL, LLC  
Plaintiff and Counter-Defendant,

V.

PRIORITY INVESTOR LOANS, LLC  
Defendant and Counter Plaintiff

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IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

234<sup>TH</sup> JUDICIAL DISTRICT

**FINAL JUDGMENT**

CAME ON to be heard the Application to Confirm Arbitration Award and for Final Judgment (“**Application**”) filed by Defendant/Counter-Plaintiff, PRIORITY INVESTOR LOANS, LLC (“**Priority**”). In the Application, Priority requests that the Court confirm the Final Award, dated January 7, 2025, rendered by the American Arbitration Association (“**AAA**”) Arbitrator, PATRICIA BEAUJEAN LEHTOLA (“**Arbitrator**”) in favor of Priority and against Plaintiff/Counter-Defendant, PEARL GLOBAL, LLC (“**Pearl Global**”).<sup>1</sup>

After considering the Application, the pleadings, the evidence, the response, if any, and the arguments of counsel, if any, the Court is of the opinion that the Application is meritorious and should be in all things GRANTED. It is therefore

ORDERED, ADJUDGED, AND DECREED that the Final Award of the Arbitrator is CONFIRMED in all respects. It is further

ORDERED, ADJUDGED, AND DECREED that Pearl Global take nothing on all of its claims against Priority. It is further

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<sup>1</sup> On December 20, 2024, the Arbitrator issued her Order Granting Priority’s Traditional and No Evidence Motion for Summary Judgment (“**MSJ Order**”). The Arbitrator’s Final Award dated January 7, 2025 incorporates by reference the MSJ Order as if fully stated therein.

ORDERED, ADJUDGED, AND DECREED that Priority shall have judgment against Pearl Global on its counterclaims for trespass to try title and quiet title as follows:

- a. that Priority is awarded fee simple title and possession of the Property at 13107 Pine Drive, Cypress, Texas 77429 ("**Property**"), legally described in the attached **Exhibit A.**
- b. that Pearl Global, as well as its respective representatives, successors and/or assigns, are divested of all right, title, or interest in the Property.
- c. that the Lis Pendens recorded against the Property on December 29, 2022 in the Official Public Records of Harris County, Texas as Instrument No. RP-2022-604141 is EXPUNGED in all respects.
- d. that this Final Judgment may be filed in the real property records of Harris County, Texas and serve as a muniment of title with respect to Priority's quieted title to the Property. It is further

ORDERED, ADJUDGED, AND DECREED that pursuant to Tex. Prop. Code § 22.003, this Judgment is conclusive against Pearl Global and any person claiming the Property by or through Pearl Global. It is further

ORDERED, ADJUDGED, AND DECREED that Priority have judgment on its breach of contract claim against Pearl Global as follows:

- a. Priority shall recover from Pearl Global the sum of \$607,786.20 as of December 31, 2024, plus an additional \$803.95 per day thereafter, until the date that Pearl Global surrenders possession of the Property to Priority. It is further

ORDERED, ADJUDGED, AND DECREED that Priority shall recover from Pearl Global the sum of \$45,030.45 in attorney's fees. It is further

ORDERED, ADJUDGED, AND DECREED that Priority shall recover from Pearl Global \$7,700.00 in AAA administrative fees and expenses, \$3,570.00 in compensation fees and expenses, and \$231.00 in credit card processing fees. It is further

ORDERED, ADJUDGED, AND DECREED that pre-judgment interest shall accrue at the rate of 7.50% per annum from December 18, 2022, the date this lawsuit was filed, until the date of this Judgment; that post-judgment interest shall accrue at the rate of 7.50% per annum on the entire award from the date of this Judgment until the date the Judgment is paid in full. It is further

ORDERED, ADJUDGED, AND DECREED that Priority shall recover from Pearl Global all taxable costs of court. It is further

ORDERED, ADJUDGED, AND DECREED that Priority shall have all writs of execution, writs of possession, and all processes to enforce this Judgment.

THIS IS A FINAL JUDGMENT DISPOSING OF ALL PARTIES AND CLAIMS. ALL OTHER RELIEF NOT GRANTED HEREIN IS DENIED.

Signed on:

Signed:  
4/28/2025



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JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

INVICTA LAW FIRM

By: 

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ATTORNEY FOR DEFENDANT/  
COUNTER-PLAINTIFF,  
PRIORITY INVESTOR LOANS, LLC

Unofficial Copy Office of Marilyn Burgess District Clerk

**EXHIBIT "A"**

Being a tract or parcel containing 9.353 acres of land situated in the J. H. Callihan League Abstract Number 10, Harris County, Texas, being that certain called 9.3561 acre tract of record under Harris County Clerk's File Number (H.C.C.F No.) V027897, said 9.3561 acre tract being more particularly described as follows with all bearings referenced to Lismore Lake Estates a subdivision of record under Film Code Number 505080, of the Harris County Map Records (H.C.M.R.), Harris County, Texas:

Beginning at an iron pipe found for the common most southerly corner to said 9.3561 acre tract, the herein described tract, the most easterly corner to that certain called 0.771 acre tract of record under H.C.C.F. No. P346385, in the northerly line of said Lismore Lake Estates and the southerly line of Pine Drive (60 foot roadway easement);

THENCE, North  $46^{\circ}07'33''$  West, along the westerly line of said 9.3561 acre tract, at 60.00 feet passing the north line of said Pine Drive, at 226.45 feet passing the common most northerly corner to said 0.771 acre tract and the most easterly corner to that certain called 0.7709 acre tract of record under H.C.C.F. No. J375083, in all a distance of 900.96 feet to an iron rod set for the common most westerly corner to said 9.3561 acre tract, the herein described tract, the most northerly corner to said 0.7709 acre tract, in the south line of Lakewood Trails a subdivision of record under Film Code Number 424002, H.C.M.R.;

THENCE, North  $44^{\circ}51'43''$  East, along said south line, 506.24 feet to an iron rod found for the common most northerly corner to said 9.3561 acre tract, the herein described tract and the most westerly corner to that certain called 0.9609 acre tract of record under H.C.C.F. No. T220093;

THENCE, South  $46^{\circ}10'29''$  East, 348.93 feet to an iron rod found for the common exterior corner of said 9.3561 acre tract, the herein described tract, most southerly corner to said 0.9609 acre tract in the northerly line of that certain called 2.6274 acre tract being the remainder of that certain called 16.03 acre tract of record in Volume 3021, Page 411, of the Harris County Deed Records, Harris County, Texas;

THENCE, South  $44^{\circ}54'05''$  West, along said north line, 87.91 feet to an iron rod found for an interior of said 9.3561 acre tract, the herein described tract and the most westerly corner to said 2.6274 acre tract;

THENCE, South  $46^{\circ}06'49''$  East, at 490.67 feet passing the north line of said Pine Drive, in all a distance of 550.67 feet to an iron rod set for the most easterly corner to said 9.3561 acre tract, the herein described tract, the most southerly corner to said 2.6274 acre tract, in the northerly line of said Lismore Lake Estates, in the south line of said Pine Drive;

THENCE, South  $44^{\circ}40'04''$  West, along said northerly line, 418.49 feet to the Point of Beginning and containing 9.353 acres of land.