

**NO. 141-370402-25****WEINSTEIN MANAGEMENT CO.,  
INC. AND WMCI DALLAS X, LLC,  
Plaintiffs and Counter-Defendants,****v.****KATHRYN COPELAND,  
Defendant and Counter-Plaintiff.**§  
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§**IN THE DISTRICT COURT OF****TARRANT COUNTY, TEXAS****141<sup>ST</sup> JUDICIAL DISTRICT****Ex Parte Temporary Restraining Order**

On this day, the Court considered Defendant/Counter-Plaintiff Kathryn Copeland's Emergency Motion for Ex Parte Temporary Restraining Order and Injunction. Having reviewed the motion and supporting affidavit(s) and exhibits, the Court finds:

1. This case is pending, with Plaintiffs' TRO set on the Court's docket for hearing on October 2, 2025.
2. Immediate and irreparable injury, loss, or damage will result to Defendant before notice can be served and a hearing had, including (a) loss, alteration, or contamination of evidence and personal property; (b) disruption of access to prescription medications and essential medical devices; and (c) displacement without medically safe, stable lodging.
3. This Order is necessary to preserve the status quo pending hearing. The status quo includes Defendant's current medically safe lodging, which constitutes a reasonable accommodation under the ADA and FHA given her immunodeficiency and ongoing displacement.

4. The relief ordered below is narrowly tailored, time-limited, and does not adjudicate ultimate rights.

IT IS THEREFORE ORDERED that, effective immediately and until the earlier of expiration under Rule 680 or further order of the Court, Plaintiffs/Counter-Defendants, their officers, employees, counsel, contractors, vendors, and all persons acting in concert with them are:

**A. PRESERVATION / NO-ENTRY**

1. Enjoined from entering Unit 2145 or removing, altering, demolishing, cleaning, discarding, or otherwise disturbing any building materials, fixtures, or contents from Unit 2145, or any of Defendant's removed belongings now in off-site storage, except as expressly permitted by this Order.

**B. DISCLOSURE & CHAIN-OF-CUSTODY (24 HOURS)**

2. Within 24 hours of service of this Order, Plaintiffs shall deliver to Defendant (by email and file-share) a written disclosure stating:
  - a. The current location(s) (address(es)) of all removed belongings;
  - b. The identity and contact information for every vendor/contractor and custodian involved in removal, transport, storage, or proposed "remediation" of contents;
  - c. Any inventory, photographs, barcodes, or chain-of-custody records; and
  - d. The status of any mold assessment/protocol and the licenses of the assessor/remediator (license numbers and expiration dates).

### **C. ESSENTIAL MEDICATIONS & DEVICES (IMMEDIATE)**

3. Immediate Access/Return. Plaintiffs shall, immediately upon service, either (i) return to Defendant all prescription medications, refrigerated medications, medical devices/supplies, and eyeglasses removed from Unit 2145; or (ii) if specific items cannot be located within 6 hours, advance funds sufficient for same-day replacement (including pharmacy fills and medical devices), without prejudice.

### **D. STABLE, ADA-EFFECTIVE LODGING (STATUS QUO)**

4. Plaintiffs shall maintain Defendant's current 2-queen suite at the Worthington Hotel (or comparable ADA-suitable lodging within 5 miles with equivalent square footage, kitchenette or fridge access, and no required interim room change) for thirty (30) days from the date of this Order on direct bill, and shall not require Defendant to move rooms during this period.

### **E. EVIDENCE PRESERVATION / DATA**

5. Plaintiffs shall preserve and not overwrite all CCTV/security camera footage, access-control logs, vendor sign-in logs, work orders, and communications relating to Unit 2145 and the September 26, 2025 removal, for September 20, 2025 to present.
6. Within 72 hours, Plaintiffs shall produce read-only exports with original metadata and hash values for the following camera areas (if any): building entrances/exits, hallways/elevators serving Unit 2145, the corridor of Unit 2145, and loading/receiving areas.

#### **F. NON-COERCION / NO WAIVER CONDITION**

7. Plaintiffs shall not condition return, access, or storage of Defendant's belongings, medications, or lodging on any waiver, release, or limitation of claims or defenses.

#### **G. LIMITED, SUPERVISED ACCESS FOR ESSENTIALS**

8. If physical access to a storage site is needed to retrieve medications or other essentials, Plaintiffs shall coordinate a single supervised pickup within 24 hours, at a mutually agreeable time, without contact other than necessary logistics, and without requiring releases.

#### **H. NEUTRAL ASSESSOR (SETTING ONLY)**

9. The Court will consider appointing a neutral, licensed mold assessor to inspect Unit 2145 and any storage site under chain-of-custody at the temporary-injunction hearing. Parties shall each propose two neutral candidates and estimated costs 48 hours before the hearing.

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#### **BOND**

Pursuant to Rule 684, the Court sets bond at \$100, conditioned as required by law. This nominal bond is appropriate given Defendant's indigence, the preservation-only nature of the relief, and the fact that the TRO prevents further self-help or spoliation of evidence rather than

imposing monetary obligations on Plaintiffs. This TRO shall take effect upon Defendant's filing of the bond approved by the Clerk.

#### **DURATION / SETTING**

This TRO shall remain in force for **14 days** from the date and time signed, unless extended as permitted by Rule 680 or dissolved earlier by the Court.

**The Court sets the hearing on Defendant's Application for Temporary Injunction for:**

**Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_ **Courtroom:** \_\_\_\_\_

#### **NOTICE & SERVICE**

Defendant shall promptly serve Plaintiffs with this Order, the motion, and supporting papers by e-service and email to counsel of record. This Order is enforceable upon signing.

SIGNED on \_\_\_\_\_, 2025, at \_\_\_\_\_ .m.

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JUDGE PRESIDING

141st Judicial District Court, Tarrant County, Texas

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**Submission Option.** For ADA accommodation, the Court may consider Defendant's application for temporary injunction on written submission (with simultaneous briefing and evidence exchange on or before \_\_\_\_\_, 2025 at 5:00 p.m.), or set a brief, structured hearing limited to preservation, lodging, and medications.