

322-744263-23

# EXHIBIT A.5

FILED  
12/28/2023 12:00 AM  
Judge Ralph Swearingin  
Justice of the Peace, Precinct 1  
Tarrant County

CAUSE NO. JP01-23-E00102017

Margie wilson  
PLAINTIFF v.

Charles Myers  
DEFENDANT

IN THE JUSTICE COURT  
PRECINCT NO. 1  
Tarrant COUNTY, TEXAS

Rental Subsidy (if any):	<u>\$0.00</u>
Tenant's Portion:	<u>\$800.00</u>
TOTAL MONTHLY RENT:	<u>\$800.00</u>

**PETITION: EVICTION CASE**

**COMPLAINT:** Plaintiff hereby sues the following Defendant(s) \_\_\_\_\_  
**Charles Myers**

for eviction of Plaintiff's premises (including storerooms and parking areas) located in the above precinct. The address of the property is:

6641 Anne Ct. Watauga TX 76148

Street Address      Unit No. (if any)      City      State      Zip

**GROUND FOR EVICTION:** Plaintiff alleges the following grounds for eviction:

- Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s): \_\_\_\_\_ . The amount of rent claimed as of the date of filing is: \_\_\_\_\_. Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

- Other lease violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: \_\_\_\_\_

**Morgan Myers has filed with the court for divorce from Charles Myers.**

**Morgan Myers has also filed a protective order against Charles Myers with the court.**

**Morgan Myers and the children will be allowed to stay at the property.**

- Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was the \_\_\_\_\_ day of \_\_\_\_\_.

**NOTICE TO VACATE:** Plaintiff has given Defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the 17th day of December, 2023 by this method:  
**Hand delivered to Charles Myers**

**SUIT FOR RENT:** Plaintiff  does or  does not include a suit for unpaid rent.

**ATTORNEY'S FEES:** Plaintiff  will be or  will not be seeking applicable attorney's fees.  
The attorney's name, address, phone and fax numbers are: \_\_\_\_\_

## EVICTION NOTICE

Mr. Charles Myers  
6641 Anne Ct  
Watauga, Texas 76148

TO THE TENANT(S) AND ANY AND ALL OTHERS IN  
AFOREMENTIONED ADDRESS, THIS NOTICE HAS BEEN  
CODE § 24005 STATE LAWS AS A RESULT OF YOUR BREACH  
RENT, LATE FEES AND/OR OTHER ASSOCIATED COSTS.

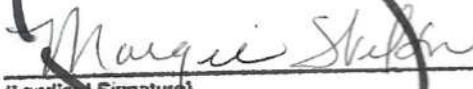
BE IT KNOWN that pursuant to your signed Lease Agreement dated 07/01/2022 and where you are in possession of the premises located at 6641 Anne Ct, Watauga, Texas 76148, it is alleged that you are in breach of the above-mentioned Lease Agreement because you have failed to abide by the following terms therein: Granddaughter getting a divorce. Have ordered a protection notice. My property and she and the children are allowed to stay, we must vacate the property.

POSSESSION OF THE PREMISES LOCATED AT THE  
SENT TO YOU PURSUANT TO TEXAS STATE PROPERTY  
REACH OF THE LEASE AND/OR YOUR FAILURE TO PAY  
AND/OR FEES.

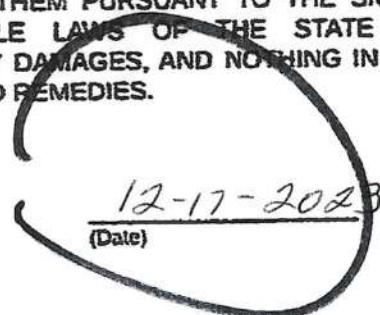
THEREFORE you are hereby provided notice that the above-referenced violations must be cured by no later than 12/21/2023 or you must vacate, quit, relinquish, move out or deliver up possession of the aforementioned premises. Failure to correct the breach of your Lease Agreement within the stipulated time requested by this notice shall result in the cancellation/termination or forfeiture of your Lease Agreement.

THE LANDLORD RESERVES THE RIGHTS AND REMEDIES AFFORDED TO THEM PURSUANT TO THE SIGNED LEASE/RENTAL AGREEMENT AND IN ACCORDANCE WITH APPLICABLE LAWS OF THE STATE OF TEXAS INCLUDING, BUT NOT LIMITED TO, UNPAID RENT AND/OR PROPERTY DAMAGES, AND NOTHING IN THIS NOTICE MAY BE INTERPRETED AS A RELINQUISHMENT OF SUCH RIGHTS AND REMEDIES.

By:

  
(Landlord Signature)

Mrs. Margie Wilson  
6640 Anne Ct  
Watauga, Texas 76148  
8173668938  
Margie5066@yahoo.com

  
(Date)

  
Merry Christmas

## CERTIFICATE OF SERVICE

**BE IT KNOWN** that I, Margie Wilson, hereby certify that on the date of 12-18-2023, I served copies of the Eviction Notice on Mr. Charles Myersby way of personal delivery to the tenant

Margie Wilson  
(Landlord Signature)

12-18-2023  
(Date)