

CAUSE NO. C-1-CV-10-012572

ROSIE JAMES and DONALD JAMES  
Plaintiffs,

v.

PARK PLACE AT LOYOLA  
APARTMENTS, a Texas Limited  
Partnership, and CAPSTONE REAL  
ESTATE SERVICES, INC.  
Defendants.

IN THE COUNTY COURT

AT LAW NUMBER ONE

TRAVIS COUNTY, TEXAS

FINAL JUDGMENT

This case came on for final hearing on July 17, 2013. Plaintiffs appeared by their attorney of record and announced ready for trial. Defendants appeared by their attorney of record and announced ready for trial.

The court previously signed an *Order Granting Plaintiffs' Motion for Partial Summary Judgment and Denying Defendants Motion for Summary Judgment* on April 9, 2013.

In accordance with the summary judgment granted to Plaintiffs, the court hereby ORDERS, DECLARES, and ENJOINS Defendants, Park Place at Loyola Apartments, an apartment complex constructed with Low Income Housing Tax Credits, and Capstone Real Estate Services, Inc., its management company, to revise their rental selection guidelines to provide that any applicants for tenancy at Park Place at Loyola Apartments who seek to lease an apartment with a tenant-based section 8 housing voucher and who have been convicted of any felony or violent misdemeanor may be denied admission on

I, Dana DeBeauvoir, County Clerk, Travis County,  
Texas, do hereby certify that this is a true and  
correct copy as same appears of record in my office.  
Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

By Deputy:

*J. Walker*  
J. WALKER

AUG 05 2013



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DANA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY TEXAS

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FILED FOR RECORD

the basis of such conviction only if the conviction occurred during a reasonable time preceding the date when the applicant would otherwise be selected for admission. The relief granted in this paragraph shall be enforceable against Defendants, jointly and severally, without the further necessity of individual service of this Final Judgment or a writ of injunction by a process server, constable, or sheriff.

In accordance with the agreement of the parties as to the time period set forth here, it is further ORDERED that Defendants shall complete the revisions to their tenant selection policies within forty-five days of the signing of this Final Judgment and provide counsel for Plaintiffs with a copy of the revised policies.

It is further ORDERED, in accordance with the summary judgment signed on April 9, 2013, that Plaintiffs, Rosie James and Donald James, recover judgment for damages against Defendants, Park Place at Loyola Apartments and Capstone Real Estate Services, Inc., jointly and severally, in the amount of Seventy-Two and No/100's Dollars (\$72.00).

It is further ORDERED that Plaintiffs recover from Defendants, Park Place at Loyola Apartments and Capstone Real Estate Services, Inc., jointly and severally, attorney's fees and costs in the sum of Thirty-Nine Thousand Four Hundred Thirty-Seven and No/100 Dollars (\$39,437.00) for legal services rendered and costs through the trial of this case.

In the event that one or both Defendants file an appeal to the court of appeals, Plaintiffs will be further entitled to additional attorney's fees against the appealing Defendant in the amount of Nine Thousand Five Hundred and No/100's Dollars

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



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By Deputy:

*J. Walker*  
J. WALKER

AUG 05 2013

(\$9,500.00) as reasonable attorney's fees if the appeal is unsuccessful.

In the event that one or both Defendants file a petition for review to the Texas Supreme Court, Plaintiffs will be further entitled to additional attorney's fees against the appealing Defendant in the amount of Six Thousand Five Hundred and No/100's (\$6,500.00), if the petition for review is denied.

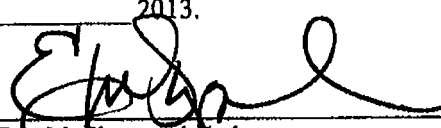
In the event that one or both Defendants file a petition for review to the Texas Supreme Court, and the Texas Supreme Court grants the petition for review and requests briefs on the merits, Plaintiffs will be further entitled to additional attorney's fees against the appealing Defendant in the amount of Ten Thousand and No/100's Dollars (\$10,000.00), if the appeal is unsuccessful.

It is further ORDERED that the total amount of the judgment here rendered for damages, attorney's fees, and costs will bear interest at the rate of five percent per annum from the date the judgment is signed until paid.

Plaintiffs are awarded all writs and processes that are necessary for the enforcement and collection of this judgment as may be obtained pursuant to the Texas Rules of Civil Procedure.

All relief requested in this case and not expressly granted is denied. This judgment finally disposes of all parties and claims and is appealable.

Signed this the 31<sup>st</sup> day of July, 2013.

  
Eric M. Shepperd, Judge  
County Court at Law Number Two  
Travis County, Texas

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



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J. WALKER

Final Judgment Cause No. C-1-CV-10-012572

APPROVED AS TO FORM:

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Dana DeBeauvoir, County Clerk

By Deputy: *J. Walker*

J. WALKER