

**CAUSE NO. 2024-28324**

**ANGEL WHITE, INDIVIDUALLY AND  
AS TRUSTEE OF NAGRA TRUST,**

**Plaintiffs,**

**vs.**

**HOANG NGUYEN AND CARDINAL  
FINANCIAL COMPANY, LP,**

**Defendants.**

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**IN THE DISTRICT COURT OF**

**HARRIS COUNTY, TEXAS**

**269TH JUDICIAL DISTRICT**

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**DEFENDANT CARDINAL FINANCIAL COMPANY, LP'S  
ORIGINAL ANSWER AND AFFIRMATIVE DEFENSES**

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TO THE HONORABLE JUDGE OF SAID COURT

COMES NOW, Defendant Cardinal Financial Company, LP ("Cardinal" or "Defendant") and files its Original Answer and Affirmative Defenses to Plaintiff's Original Petition, Application for Injunctive Relief, Demand for an Accounting, and Request for Disclosures ("Petition"), filed herein by Angel White, Individually and as Trustee of Nagra Trust ("Plaintiffs") and in support hereof respectfully shows the Court as follows:

**I.**  
**GENERAL DENIAL**

Pursuant to Rule 92 of the Texas Rules of Civil Procedure, Cardinal generally denies each and every allegation contained in the Petition and demands strict proof thereof.

**II.**  
**AFFIRMATIVE DEFENSES**

Cardinal asserts the following defenses:

1. Plaintiffs fail to state a claim upon which relief can be granted.

2. Plaintiffs' claims are barred, in whole or in part, because Plaintiffs have failed to allege and prove all conditions precedent to recovery.

3. Plaintiffs' claims are barred, in whole or in part, because Cardinal's acts and/or omissions were not the cause of Plaintiffs' damages, if any. Rather, Plaintiffs' damages, if any, were proximately caused by the acts, omissions, or breaches of other third persons and/or entities, including Plaintiffs, and the acts, omissions, or breaches were intervening and superseding causes of Plaintiffs' damages, if any.

4. Plaintiffs' claim for suit to quiet title is barred, in whole or in part, because it is not based on the strength of Plaintiff's purported title to the property.

5. Plaintiffs' accounting and injunction relief remedies fail as a matter of law because each is dependent on a viable claim and all Plaintiffs' underlying claims fail as a matter of law.

6. Defendant denies liability for punitive, exemplary, or treble damages. Further, any claim for punitive, exemplary, or treble damages is subject to the limitations and constraints of Due Process found in the Fifth and Fourteenth Amendments to the United States Constitution and Article I, § 19 of the Texas Constitution.

7. Cardinal reserves the right to plead such other defenses and/or affirmative defenses which may become apparent and applicable during the pendency of this lawsuit.

### **III.** **NOTICE – TRCP 193.7**

8. Pursuant to Rule 193.7 of the Texas Rules of Civil Procedure, Cardinal hereby gives notice of its intent to use all documents and discovery material produced by any party to this case at trial or at any hearing. Such discovery material includes, but is not limited to, all documents and other discovery any party or non-party produces to any other party in the above-entitled lawsuit.

**IV.**  
**PRAYER**

WHEREFORE, PREMISES CONSIDERED, Cardinal prays that, upon final hearing hereof, judgment be rendered that Plaintiffs take nothing by Plaintiffs' suit, and that Cardinal be awarded its costs as well as such other and further relief, at law and in equity, to which Cardinal may be justly entitled.

Respectfully submitted,

/s/ Jason L. Sanders

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**COUNSEL FOR DEFENDANT**

**CARDINAL FINANCIAL COMPANY, LP**

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing document was served upon all counsel of record via the Court's electronic filing system pursuant to the Texas Rules of Civil Procedure on this 3rd day of June, 2024.

/s/ Jason L. Sanders

Counsel for Cardinal Financial Company, LP

### Automated Certificate of eService

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Regina Carrell on behalf of Jason Sanders

Bar No. 24037428

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Status as of 6/3/2024 10:55 AM CST

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