

CAUSE NO. _____

JUDICIAL DISTRICT

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named in this lawsuit under Chapter 125 of the Texas Civil Practice & Remedies Code and Chapter 455 of the Texas Occupations Code. The State, through Harris County, seeks temporary and permanent injunctive relief and civil penalties as follows:

I. PARTIES

1. **Plaintiff the State of Texas and Harris County** (“Plaintiff”) are represented by the Office of the Harris County Attorney, Abbie Kamin. The State is exempt from bond and court costs.³

2. **Defendant Ashcroft Center LLC**, a Texas limited liability company, owns the Property located at 6909 Ashcroft Drive, Suite 305, Houston, TX 77081, and may be served by serving the registered agent, Kit Shum, at 9400 Harwin Dr., Suite A, Houston, TX 77036 or wherever he may be found.

3. Additionally, Ashcroft Center LLC is jointly owned by and jointly managed by Ying J. Zhu (“Zhu”) and Kit Schum (“Schum”). It is the listed owner of the real property parcel located at 9400 Harwin Drive (hereinafter “Shopping Plaza”).⁴

4. **Defendant Y & K Real Estate, L.P.**, a Texas limited liability partnership, conducts business in Harris County and participates in maintaining, operating, and managing the affairs of Ashcroft Center LLC (the entity listed *supra* which owns the strip mall), serving as the day-to-day property manager.⁵ A separate limited liability company is this defendant’s general partner; all of

LLC,” “QQ Massage LLC,” and “QQ Massage and Spa LLC” do not seem to have any relation to the QQ Spa referred to in this petition. The Harris County Appraisal District reveals that the Property address is associated with Hua Qu, with a Standard Industrial Classification (SIC) code indicating “MASSAGE THERAPY.”

³ Tex. Civ. Prac. & Rem. Code § 6.001.

⁴ While Ashcroft Center LLC is the listed owner of the real property, it is a shell company owning no tangible personal/business property, as demonstrated by the fact it does not report any business assets it owns to Harris Central Appraisal District.

⁵ See, e.g., <https://ykhouston.com/property/6909-ashcroft-drive/> (listing the subject property as one of the many properties it manages). Furthermore, Ashcroft Center LLC’s principal office and principal place of business are located in a building that Defendant Y & K Real Estate, L.P. owns.

this defendant's operations are directed by and managed by this limited liability company. This defendant may be served by serving its registered agent, Kit Shum, at 9400 Harwin Dr., Suite A, Houston, TX 77036 or wherever he may be found.

5. **Defendant Y & K Management, LLC**, a Texas limited liability company, conducts business in Harris County and is named in its capacity as the general partner of the aforementioned limited partnership, Y & K Real Estate, L.P. (the property manager). Defendant may be served by serving the registered agent and sole member manager, Kit Shum, at 9400 Harwin Dr., Suite A, Houston, TX 77036 or wherever he may be found.

6. Additionally, as the general partner, Y & K Management, LLC directs all of the aforementioned limited partnership's property-management operations. Thus, this general partner is liable for all unlawful conduct of said partnership. As a result of the entity structure, ownership structure, control structure, and management structure of the various Zhu- and Shum-affiliated entities discussed in this petition, Zhu and Schum are liable to the same extent as Ashcroft Center LLC and Y & K Real Estate, L.P. for the unlawful conduct alleged in this petition.

7. **Defendant Hua Qu d/b/a QQ Spa a/k/a QQSpa a/k/a QQ Massage a/k/a Renew Massage** is a business that has operated from 6909 Ashcroft Drive, Suite 305, Houston, TX 77081. Defendant may be served at 6909 Ashcroft Drive, Suite 305, Houston, TX 77081 or wherever he may be found.

8. Additionally, for all purposes in this lawsuit, QQ Spa, QQ Massage and Renew Massage refer to the same business affiliated with Hua Q which operated from Suite 305 at 6909 Ashcroft Drive.

9. **Defendant The Real Property Known as 6909 Ashcroft Drive, Suite 305, Houston, TX 77081** (hereinafter, the "Property"), is sued *in rem* under Tex. Civ. Prac. & Rem.

Code Ann. § 125.002 and can be served through its owner Ashcroft Center LLC by serving its registered agent, Kit Shum at 9400 Harwin Dr., Suite A, Houston, TX 77036; or wherever they may be found.

II. DISCOVERY CONTROL PLAN

10. Plaintiff asks the Court to issue a docket control order under Tex. Civ. Prac. & Rem. Code § 125.045. Plaintiff intends to conduct discovery under Level 2 of Texas Rule of Civil Procedure 190 and affirmatively pleads this case is not governed by the expedited actions process in Texas Rule of Civil Procedure 169 because (i) the relief sought includes non-monetary relief and (ii) the claim for monetary relief—including penalties, costs, expenses, and attorneys' fees—is in excess of \$100,000.

11. Plaintiffs seek to hold all defendants accountable for their, their affiliates', and their agents' unlawful conduct as alleged herein and also seek injunctive relief.

12. Plaintiffs seek to collect penalties from Defendants and obtain any other relief, including monetary relief, authorized by law.

13. To the extent damages are sought, the damages or other monetary relief otherwise at issue in this case are within the jurisdictional limits of the court. Plaintiffs seek nonmonetary relief. Plaintiffs seek monetary relief over \$1,000,000, which may be comprised of civil penalties, damages to the victims, and/or the restoration of money and property acquired by means of unlawful acts or practices.

III. JURISDICTION AND VENUE

14. This Court has subject matter and personal jurisdiction under Tex. Civ. Prac. & Rem. Code § 125.002(a).

15. Venue is mandatory in Harris County because the nuisance to be enjoined is located in Harris County, Texas. Tex. Civ. Prac. & Rem. Code § 125.002(a).

V. STATEMENT OF FACTS

Background Information and Lack of Licenses:

16. QQ Spa holds itself out as a massage business located at 6909 Ashcroft Drive, Suite 305, Houston, TX 77081. It offers massage services and massage therapy, as defined in and regulated by Chapter 455 of the Texas Occupations Code.

17. Law enforcement agencies know QQ Spa engages in acts of prostitution due to several criminal investigations, including undercover operations.

18. For all times relevant to the allegations in this lawsuit, QQ Spa is and has been located at 6908 Ashcroft Drive, Suite 305.

19. Hua Qu is an individual who manages and owns the QQ Spa business, activities which include employing massage therapists. At all times relevant to the allegations in this lawsuit, Hua Qu managed and owned QQ Spa.

20. Neither QQ Spa nor Hua Qu has a massage establishment license. Similarly, none of QQ Spa's massage therapists (who have interacted with law enforcement) have massage therapist licenses.⁶

21. Additionally, Y & K Real Estate, L.P. has an ownership interest in the QQ Spa business, and it participates in the operation of the QQ Spa business. For instance, Y & K Real Estate, L.P. participated in advertising the QQ Spa business on the shopping center's monument

⁶ The Texas Department of Licensing and Registration (TDLR) keeps a database of the businesses and individuals that hold massage therapist licenses. The TDLR website confirms that neither the business, QQ Spa, nor the employees that interacted with law enforcement mentioned below, have obtained those licenses.

sign. Y & K Real Estate, L.P. also made sure the parking lot, sidewalks, and infrastructure, including utilities, which the QQ Spa business utilized were provided for use and maintained.

22. Furthermore, upon reason and belief, Y & K Real Estate, L.P. provided and maintained other operational support for the QQ Spa business, including property-management-related services, HVAC (installation, maintenance, or upgrades), and building-related maintenance and support, without which the QQ Spa business could not engage in commerce.

September 2026 Investigation:

23. According to law enforcement, on September 8, 2026, the Houston Police Department (“HPD”) performed surveillance as well as an undercover operation at QQ Spa as part of an investigation into whether employees of QQ Spa were committing the crime of prostitution.

24. On the date mentioned above (9/8/26), an officer with HPD, working in an undercover capacity (“Officer One”), went into QQ Spa to inquire about getting a massage and investigate possible prostitution and promotion of prostitution.

25. A female employee of QQ Spa (“Female Employee One” or “FE1”) informed the Officer that a half-hour long massage would cost \$60. Officer One asked FE1 how much it would cost to engage in sexual intercourse, utilizing a common hand gesture to indicate sexual intercourse. Officer One and FE1 agreed for Officer One to give \$120 in exchange for FE1 agreeing to engage in sexual intercourse. Immediately afterwards, HPD officers were signaled to come into QQ Spa, and they subsequently arrested FE1 for the offense of prostitution.

26. ***Additionally, in contravention of Chapter 455 of the Texas Occupations code, the unlawful acts described above were also instances of an unlicensed massage business, QQ Spa, unlawfully advertising or offering massage therapy or other massage services from unlicensed massage therapists.***

Prior 2026 and 2025 Investigations:

27. On **March 4, 2026**, HPD's Vice Division conducted a proactive undercover operation at the Property. The HPD reports refer to the business as "QQ Massage," but confirms the same address and suite as QQ Spa mentioned above. According to those reports, an undercover HPD officer (Officer Two) rang the doorbell at the business and was greeted by a female employee ("Female Employee Two" or "FE2"). FE2 pointed Officer Two in the direction of a room where Officer Two was to disrobe. Officer Two disrobed and FE2 came back into the room. FE2 made movements with her arms indicating sexual intercourse. In response, Officer Two asked how much it would cost. Officer Two and FE2 agreed to a price of \$200 for sexual intercourse. Other officers were alerted, and an arrest team entered and detained FE2.

28. As a part of this March 2026 investigation, on **March 13, 2026**, an HPD officer verified that QQ Spa did not possess a massage therapist establishment license by the Texas Department of Licensing and Regulation (TDLR). HPD thus mailed "common nuisance" letters to QQ Spa, officially notifying them of the prostitution arrests.

29. A year before that, on **February 19, 2025**, an undercover HPD officer (Officer Three) went inside QQ Spa and was greeted by a female employee ("Female Employee Three" or "FE3") and was led to a secluded room within the business. In negotiating terms for a massage, Officer Three asked how much he should "tip". FE3 gestured in a way to indicate sexual intercourse. Officer Four agreed to pay \$200 in exchange for FE3 providing sexual intercourse. FE3 was arrested for the offense of prostitution. Previously, FE3 had been arrested for prostitution in 2022 and 2023.

30. Not even one month later, on **March 4, 2025**, an undercover HPD officer ("Officer Four") went inside QQ Spa, encountered FE3 (*the same female employee as mentioned in the*

February 19, 2025 incident, supra), and was led to a private massage room. Officer Four agreed to provide \$200 in exchange for a massage. As FE3 gave the massage, FE3 agreed to provide oral sex to Officer Four in exchange for an additional \$100. FE3 was arrested for the offense of prostitution.

31. *Additionally, in contravention of Chapter 455 of the Texas Occupations code, the unlawful acts described supra were also instances of an unlicensed massage business, QQ Spa, unlawfully advertising or offering massage therapy or other massage services from unlicensed massage therapists.*

VI. COMMON NUISANCE
TEX. CIV. PRAC. & REM. CODE §§ 125.001–125.047

32. Plaintiff, the State of Texas and Harris County, incorporates and adopts by reference the allegations contained in each and every preceding paragraph of this petition.

33. Chapter 125 of the Texas Civil Practice & Remedies Code defines a common nuisance. Section 125.0015(a) states “[a] person who maintains a property to which persons habitually go for [certain] purposes and who knowingly tolerates the activity and furthermore fails to make reasonable attempts to abate the activity maintains a common nuisance.” The purposes that give rise to a common nuisance include, among other things, prostitution, promotion of prostitution, or aggravated promotion of prostitution as prohibited by the Penal Code. Section 125.004(a) provides that “[p]roof that an activity described by Section 125.0015 is frequently committed at the place involved or that the place is frequently used for an activity described by Section 125.0015 is prima facie evidence that the defendant knowingly tolerated the activity.”

34. As shown in this Petition, Defendants own, maintain, operate, or use the 6909 Ashcroft Drive, Houston, TX 77081 location and knowingly tolerate the nuisance activity and

further fail to take reasonable attempts to abate the nuisance activity. Tex. Civ. Prac. & Rem. Code §§ 125.002(b), 125.0015(a)(6), 125.0015(a)(18). This action is brought by the State and County to request injunctive relief to abate this nuisance and enjoin Defendants from maintaining or participating in the nuisance and for any other reasonable requirements to prevent the continuance of the 6909 Ashcroft Drive location as a common nuisance. Tex. Civ. Prac. & Rem. Code § 125.002(b),(e).

VII. VIOLATION OF THE TEXAS OCCUPATIONS CODE

35. Separate from the prostitution and promotion of prostitution described *supra*, Defendants Ashcroft Center LLC, Y & K Real Estate, L.P., Y & K Management, LLC, Hua Qu, d/b/a QQ Spa a/k/a QQSpa a/k/a QQ Massage, have held QQ Spa out as a massage establishment and Defendants have acted as massage therapists without a license in violation of Tex. Occ. Code § 455.151. Furthermore, said Defendants are owners or operators under Tex. Occ. Code § 455.351 of the QQ Spa business or are otherwise liable for violations of the Tex. Occ. Code § 455.351 alleged in this Petition.

36. **Pursuant to Tex. Occ. Code § 455.351, Plaintiff seeks injunctive relief and civil penalties from each of the Defendants of not less than \$1,000.00 or more than \$10,000.00 for each day that Defendants were the owner or operator of a massage establishment which offered massage therapy or other massage services in violation of Chapter 455 of the Texas Occupations Code.**

37. On information and belief, Defendants are not exempt from the requirements to hold a license under Chapter 455 of the Texas Occupations Code.

**VIII. REQUEST FOR TEMPORARY RESTRAINING ORDER, TEMPORARY
INJUNCTION AND PERMANENT INJUNCTIVE RELIEF**

38. Plaintiff incorporates and adopts by reference the allegations contained in each and every preceding paragraph of this petition.

39. Defendants are likely to continue to maintain the 6909 Ashcroft Drive property as a common nuisance and allow the common nuisance to continue unless restrained by an injunctive order of the Court. Plaintiff requests the Court enter a temporary restraining order, temporary injunction and permanent injunction to abate the common nuisance described herein at 6909 Ashcroft Drive and to enjoin Defendants from maintaining or participating in the nuisance, Tex. Civ. Prac. & Rem. Code §125.002(e), and to enjoining Defendants from owning or operating a massage establishment that is unlicensed or otherwise violating Chapter 455 of the Texas Occupations Code, Tex. Occ. Code §455.315(1), (2). Plaintiff further requests that the Court include in its order reasonable requirements to prevent the use or maintenance of the place as a nuisance. *Id.* Further, Plaintiff requests that Defendants be enjoined from:

- a. Allowing QQ Spa located at 6909 Ashcroft Drive, Suite 305, Houston, Texas from operating as a massage therapy establishment until the Defendants (1) abate the common nuisance, and (2) ensure that QQ Spa receives the proper license to operate as a massage therapy establishment;
- b. Allowing QQ Spa employees who are unlicensed massage therapists to enter the Property 6909 Ashcroft Drive, Suite 305, Houston, Texas, until the Defendants (1) abate the common nuisance and (2) ensure proper massage therapist licenses are obtained by QQ Spa employees; and

- c. All advertising or posting on the internet and social media, regarding the establishment known as QQ Spa at 6909 Ashcroft Drive, Suite 305, Houston, Texas location.

40. Plaintiff requests that upon issuance of injunctive relief each of Defendants be ordered to post a bond in the name of the State and County to be forfeited to the State and County in the event of a violation by Defendants of the injunction. Tex. Civ. Prac. & Rem. Code § 125.003. The bond must be payable to the State of Texas, be in the amount set by the Court, but no less than \$5000 nor more than \$10,000, have sufficient sureties approved by the Court, and be conditioned that Defendants will not knowingly allow a common nuisance to exist at the 6909 Ashcroft Drive location. *Id.*

41. Based upon § 125.002 of the Texas Civil Practice & Remedies Code, if the judgment is in favor of Plaintiff, the Court shall grant an injunction ordering Defendants to abate the nuisance and be enjoined from maintaining or participating in the common nuisance. The Court may include in the order reasonable requirements to prevent the use or maintenance of the 6909 Ashcroft Drive, Suite 305 location as a nuisance. The judgment must order that the location where the nuisance was found is closed for one year.

42. Pursuant to § 125.003(a) of the Texas Civil Practice & Remedies Code, should any condition of the bond or any injunctive order by this Court be violated, the State may sue upon the bond and upon showing a violation of any condition of the bond or injunctive order, the whole sum of the bond should be ordered forfeited to the State and the location where the nuisance was found should be closed for one year. In addition, in accordance with § 125.002(d) of the Texas Civil Practice & Remedies Code, a person who violates a temporary or permanent injunctive order is subject to the following sentences for civil contempt: a) a fine of not less than \$1,000 nor more

than \$10,000; b) confinement in jail for a term of not less than 10 nor more than 30 days; and c) both a fine and confinement. If a defendant violates the temporary or permanent injunction, under § 125.045(b), the Court may make additional orders to abate the nuisance.

43. Additionally, the State seeks permanent injunctive relief. If final judgment favors the State, the Court shall grant a permanent injunction ordering Defendants to abate the nuisance and be forever enjoined from maintaining or participating in the common nuisance existing on the property. The Court may include in its order reasonable requirements to prevent the use or maintenance of the place as a nuisance.

44. A person who violates a temporary or permanent injunctive order is subject to the following sentences for civil contempt:⁷

- a. fine of not less than \$1,000 or more than \$10,000;
- b. confinement in jail for a term of not less than 10 or more than 30 days;
- c. both a fine and confinement.

IX. ATTORNEY'S FEES

45. To litigate this case, it was necessary for the State of Texas to secure the services of Harris County Attorney Office. Pursuant to Tex. Civ. Prac. & Rem. Code §125.003 the State requests an award of its reasonable attorney fees, investigative costs, witness fees, court costs, and any other reasonable expenses incurred in bringing this lawsuit.

X. VERIFICATION

⁷ Tex. Civ. Prac. & Rem. Code § 125.002(d).

30. Plaintiff is not required to verify the allegations set forth in this petition, nor show any proof of personal injury by the acts complained herein. Tex. Civ. Prac. & Rem. Code § 125.002(a).

XI. REQUIRED DISCLOSURES

31. Plaintiff hereby notifies Defendants that, pursuant to Texas Rule of Civil Procedure 194, they must make initial disclosures within thirty (30) days after the filing of the first answer or general appearance unless a different time is set by the party's agreement or court order of this request for information and material described in 194.2(a). Plaintiff further notifies Defendant, pursuant to Texas Rule of Civil Procedure 194.4, they must provide an identification of each document or other exhibit that they may present at trial at least 30 days before trial.

XII. TRIAL BY JURY

46. Plaintiff herein requests a jury trial and tenders the jury fee to the Harris County District Clerk's office pursuant to Texas Rule of Civil Procedure 216 and Texas Government Code §51.604.

XIII. PRAYER

47. Plaintiff respectfully asks that:

- d. After notice and a hearing on a request for a temporary injunction, Plaintiff asks the Court to order defendants to execute a bond payable to the STATE OF TEXAS at Harris County; be in the amount set by the Court, but not less than \$5,000, nor more than \$10,000; have sufficient sureties approved by the Court; and be conditioned that the Defendants will not knowingly maintain a common nuisance to exist at 6909 Ashcroft Drive, Houston, Texas.

- e. Upon final judgment, Plaintiff asks for court costs, costs of suit, costs of investigation, witness fees, deposition fees, reasonable attorney's fees, and all other relief to which Plaintiff may be justly entitled.

Respectfully submitted,

ABBIE KAMIN
HARRIS COUNTY ATTORNEY

NEAL SARKAR
FIRST ASSISTANT COUNTY ATTORNEY

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ATTORNEY FOR PLAINTIFF
HARRIS COUNTY, TEXAS



I, Marilyn Burgess, District Clerk of Harris County, Texas certify that this is a true and correct copy of the original record filed and or recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office this October 7, 2026

Certified Document Number: 129133452 Total Pages: 15

Marilyn Burgess, DISTRICT CLERK
HARRIS COUNTY, TEXAS

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