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October 1, 2015

416th District Court Grand Jury
c/o Judge Chris Oldner
Collin County Courthouse
2100 Bloomdale Road, Suite 20030
McKinney, TX 75071

Re: District Attorney Greg Willis

Members of the Grand Jury:

Earlier this year, I sent several letters to the Tuesday grand jury concerning Texas Attorney General Ken Paxton. District Attorney Greg Willis repeatedly tried to derail the investigation of Mr. Paxton, and the reason soon became obvious: they were (and are) business partners, and they have been personal friends since college.

I have enclosed a March 21, 2015 letter to Mr. Willis concerning a highly suspicious real estate transaction involving both Mr. Paxton and Mr. Willis. As the letter explains, it appears that local politicians made millions – at the cost of Collin County taxpayers – by acting on inside information about the proposed Collin Central Appraisal District headquarters.

The Lone Star Project uncovered significant additional information about that transaction and, unbeknownst to me, sent a May 12, 2015 letter to the grand jury.¹ I have enclosed a copy of that letter for your consideration. As you can see, the letter was sent in care of Asst. District Attorney Gail Falco Lyko.

I later confirmed that Ms. Leyko never delivered that letter to the previous grand jury. Frankly, that did not surprise me. Ms. Leyko and First Asst. District Attorney Bill Dobiyski have been trying to protect their boss (as well as Mr. Paxton) since the beginning, and that is why I have sent this letter in care of Judge Oldner.

Mr. Dobiyski claimed the May 12, 2015 letter had instead been provided to the Texas Rangers and special prosecutors Brian Wice and Kent Schaffer. As Mr. Dobiyski would have known, however, the special prosecutors had no jurisdiction to investigate the real estate transactions, because their appointments were limited to violations of the Texas Securities Act.

¹ Mr. Paxton's defenders have made much of the fact that the Lone Star Project is a partisan Democratic organization. I am a Republican, and I don't see why LSP's party affiliation should make any difference. Facts are facts.

Mr. Dobiyski also would have known that DPS policy prevents the Texas Rangers from investigating a public official unless the local district attorney first agrees in writing to prosecute any offenses that the Rangers find. In other words, Mr. Willis would first have to agree in writing that he would *prosecute himself* if the Rangers uncovered any crimes in which he participated. Obviously, Mr. Willis has never made any such commitment.

I have previously asked Mr. Willis to recuse himself and his staff because of their conflicts of interest, but Mr. Willis has ignored my requests. Fortunately, the grand jury has the power to bypass Mr. Willis and his staff, and I encourage you to do just that. The Thirteenth Court of Appeals has held that “[a] judge has the authority, as well as an obligation, to appoint an attorney pro tem to assist a grand jury that intends to criminally investigate the district attorney.” *In re Guerra*, 235 S.W.3d 392, 414 (Tex.App.–Corpus Christi 2007, *orig. proceeding*), disapproved on other grounds by *In re Blevins*, --- S.W.3d ----, 2013 WL 5878910 (Tex. 2013). In other words, the grand jury can ask Judge Oldner to appoint a special prosecutor to investigate whether Mr. Willis, Mr. Paxton, and other politically-connected residents have defrauded taxpayers by inflating the cost of government real estate transactions.

The taxpayers of Collin County have a right to know whether they were ripped off by their elected officials. The limitations period may have expired on the appraisal district transaction or it may have been extended based on subsequent events, but we will never know unless there is an investigation. Frankly, I suspect you will find other dubious real estate transactions involving Mr. Willis, Mr. Paxton, and their business partners.

Please contact me at the email address or phone number above if you want additional information. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ty Clevenger', with a long horizontal flourish extending to the right.

Ty Clevenger

cc: Judge Chris Oldner