



KEN PAXTON
ATTORNEY GENERAL OF TEXAS

October 14, 2025

E. Wally Kinney
Chairman
Texas State Securities Board
208 East 10th Street, 5th Floor
Austin, Texas 78701

Travis J. Iles
Securities Commissioner
Texas State Securities Board
208 East 10th Street, Rm. 610
Austin, Texas 78701

Chairman Kinney and Commissioner Iles:

The Texas Securities Act (“TSA”) provides that “the administration [...] of this title is vested in the [Texas Securities] Commissioner,”¹ and that the “Commissioner and the Attorney General shall ... ensure that the provisions of [the Texas Securities Act] are obeyed ; and ... conduct investigations and take measures to prevent or detect a violation of [the Texas Securities Act.]”² After a preliminary investigation following complaints of the “EPIC City” development and in accordance with this responsibility, I directed my office to conduct an investigation into potential violations of the Texas Securities Act by the promoters of Community Capital Partners LP (“CCP”) in raising funds for East Plano Islamic Center’s development, “EPIC City.” Pursuant to this ongoing investigation, my office sent a request for information pertaining to, *inter alia*, offering of securities of CCP. In response, CCP presented my office with over 750 documents to date along with written responses to various questions.

In the course of the investigation, the OAG identified evidence that CCP violated federal and state securities laws and regulations, including both procedural violations and fraudulent conduct.

¹ Tex. Gov’t Code § 4007.001(a).

² Tex. Gov’t Code § 4007.001(b).

I write today to invite you and your team to a meeting with OAG investigative staff to discuss the initial findings, review the corresponding evidence, and if you agree with my office's findings, that you take the appropriate actions you are authorized to take and refer back to my office the actions the Attorney General may take. As I noted, the Texas Securities Act contemplates a structure where the Commissioner and the Attorney General work in tandem to investigate, prevent, or detect a violation of the law, and I look forward to your response to this invitation and to collaborating to ensure that Texas law is being enforced and Texans are protected.

For Texas,

A handwritten signature in black ink that reads "Ken Paxton". The signature is written in a cursive, flowing style with a large initial "K" and "P".

KEN PAXTON
Attorney General of Texas