

Purpose: To document information gathered from Parker County Public Records related to properties purchased by:

Hunter Peak Partners LLC

Fieldstone Properties LLC

1882 Partners LLC

Source: Parker County Online Public Records

Data collected starting August 10, 2024, and updated as needed over time

Scope: Reviewed public records such as, deeds, deeds of trust, assignments, releases, and other associated documents.

Populated "1882 Property Vitals" worksheet.

Conclusion: Eight properties were purchased from October 2020 through January 2023.

Properties that were not originally purchased by 1882 Partners LLC (all but one property) were assigned to 1882 Partners LLC during 2023.

Six of the eight properties were financed through First Bank in Aledo, where Dan Herbert is the president and was a former Aledo city councilman.

The remaining two properties were financed by the land owners, Aledo Church of Christ (paid in full) and Henry Power, Jr. (\$153,000 payable in 2031)

Note: Dan Herbert resigned as Aledo city councilman.

Property #	Address	Legal Address	Seller	Purchase Date	Purchase Amount	Buyer	Buyer Signature	Lien Holder	Loan Amount	Assignment Date	Assigned To	Grantor Signature	Grantee Signature	Lien Holder	Loan Amount	Terms	Notes	Refinanced in 3/28/25 Deed with First Bank
1	116 S FM 1187	Lot: 23-24, Blk: 23, Subd: ALEDO ORIGINAL TOWN	Rogers Milestone Properties (Josh Rogers)	10/30/2020	\$520,000.00	Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick & Kelsey Beachner, Manager, Fieldstone	First Bank	\$520,000.00	10/17/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member and Manager Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	Jeffrey A. Mabee, Manager	First Bank	\$520,000.00	Maturity date: 10/31/2027	1. Assignment of promissory note and deed of trust 2. Stephen Slaughter Jr, Manager - Potomac Mineral Group guaranted the note	Yes
2	104 Maverick St (Temporary City Hall)	Lot: 13-16 & PT 17, Blk: 23, Subd: ALEDO ORIGINAL TOWN	Hick Property Mgmt	4/16/2021	\$520,000.00	Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick & Kelsey Beachner, Manager, Fieldstone	First Bank	\$520,000.00	10/17/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member and Manager Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	Not available	First Bank	\$520,000.00	Maturity Date: 4/16/2028	1. Assignment of promissory note and deed of trust 2. Stephen Slaughter Jr, Manager - Potomac Mineral Group guaranted the note	Yes
3	105 Old Annetta Rd (Barber Shop)	Lot: 5 & PT 6 (3' STRIP), Blk: 23, Subd: ALEDO ORIGINAL TOWN	Henry Power Jr	4/22/2021	\$153,000.00	Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick & Kelsey Beachner, Manager, Fieldstone	Henry Power Jr.	\$153,000.00	10/17/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member and Manager Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	Jeffrey A. Mabee, Manager	Henry Power, Jr.	\$153,000.00	Maturity Date: 4/22/2031	General Warranty Deed	No
4	105 Maverick St (Old Telephone Bldg)	Lot: 19 PT 18, 20,& 21, Subd: ALEDO ORIGINAL TOWN	Doughtie Law	6/1/2021	\$906,417.70	Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick Beachner, Fieldstone	First Bank	\$906,417.70	10/17/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member and Manager Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	NA	NA	NA	Maturity date: 10/21/2024	General Warranty Deed	Yes
5	101 Maverick St (Aledo Church of Christ Pastor's House - since torn down. Lot was used for ice skating parking lot)	0.567. Lot: PT 21 & 20, Blk: 23, Subd: ALEDO ORIGINAL TOWN, (ALSO INCL'S PT A-438 RICHARD C EDDLEMAN SURV)	Aledo Church of Christ	2/18/2022	\$270,000.00	Hunter Peak Partners LLC Fieldstone Properties LLC 1882 Partners LP	Not available	Aledo Church of Christ	\$270,000	12/20/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member and Manager Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	Jeffrey A. Mabee, Manager	NA	\$233,813.06	Unpaid principal and earned interest for a total of \$270,000	1. A CoFC signed a release 12/22/23. Maturity date was 2/1/2032 2. Deed from HP to 1882 was sign by Stephen Slaughter, Jr. as Member and Manager for HP. 3. Grantor on deed to 1882 is HP and FS. Deed is dated 12/22/23. 4. Special Warranty Deed was signed 6/7/2023 between HP & FS as grantor and 1882 as grantee. Slaughter signed for HP and Beachner signed for FP.	No
6	208 S FM 1187 (little rock building on corner)	Lot: PT 19 & 20, Blk: 22, Subd: ALEDO ORIGINAL TOWN	Marsha Kubena	10/21/2022	\$452,000.00	Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick Beachner, Fieldstone	First Bank	\$452,000.00	1/16/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member and Manager Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	NA	First Bank	\$452,000.00	Maturity date: 1/13/2025	Correction - Deed of Trust - Security Agreement - Financing Statement signed by 1882 Partners, LP By: 1882 Historic District LLC by Hunter Peak Partners, LLC Stephen C. Slaughter Jr. , Manager by Fieldstone Properties, LLC Patrick Beachner, Manager	Yes
7	200 S FM 1187 (Parson's Table)	Lot: PT 19, Blk: 22, Subd: ALEDO ORIGINAL TOWN, Tract: PT 1 & 2	James Barron	10/21/2022	\$908,800.00	Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick Beachner, Fieldstone	First Bank	\$908,800.00	6/7/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	Stephen C. Slaughter, Jr. 1882 Partners, LP By: 1882 Historic District, LLC Its: General Partner By: Hunter Peak Partners, LLC Its: Member By: Stephen C. Slaughter, Jr. Its: Member	First Bank	\$908,800.00	Maturity date: 10/21/2024	Note was modified to \$906,417.70	Yes
7	200 S FM 1187 (Parson's Table)	Lot: PT 20 & 21, Blk: 23, Subd: ALEDO ORIGINAL TOWN, Tract: PT 1 & 2	James Barron	10/21/2022		Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick Beachner, Fieldstone	First Bank		6/7/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	Stephen C. Slaughter, Jr. 1882 Partners, LP By: 1882 Historic District, LLC Its: General Partner By: Hunter Peak Partners, LLC Its: Member By: Stephen C. Slaughter, Jr. Its: Member	First Bank	\$908,800.00	Maturity date: 10/21/2024	Note was modified to \$906,417.70	Yes
7	200 S FM 1187 Parson's Table	Tract: PT 1 & 2, Abst: 438, Survey: EDDLEMAN RICHARD C, (PT IN A-2346	James Barron	10/21/2022		Hunter Peak Partners LLC Fieldstone Properties LLC	Steven Slaughter, Hunter Peak Patrick Beachner, Fieldstone	First Bank		6/7/2023	1882 Partners LP	Stephen C. Slaughter, Jr. Member Hunter Peak Partners, LLC Patrick Beachner, Member Fieldstone Properties, LLC	Stephen C. Slaughter, Jr. 1882 Partners, LP By: 1882 Historic District, LLC Its: General Partner By: Hunter Peak Partners, LLC Its: Member By: Stephen C. Slaughter, Jr. Its: Member	First Bank	\$908,800.00	Maturity date: 10/21/2024	Note was modified to \$906,417.70	Yes
8	112 S FM 1187 (Issy's House - Chalkboard Lady)	Lot: 25, Blk: 23, Subd: ALEDO ORIGINAL TOWN	Isabel Powell (Izzy)	1/16/2023	\$440,000.00	1882 Partners	1882 Partners, LP By: 1882 Historic District, LLC, General Partner By: Hunter Peak Partners, LLC, Member By: Stephen C. Slaughter, Jr., Manager By: Fieldstone Properties, LLC, Member By: Patrick Beachner, Manager	First Bank	\$440,000.00	NA	NA	NA	NA	NA	NA	NA	Original purchase by 1882. Maturity date 1/13/2026	Yes

Purchase Amount **\$4,170,217.70**

Financed Amount **\$4,170,217.70**

All but two properties is a ballon note

Difference **\$0.00**