



FIG. 01

Frontage looking south on 2026-10-06, 250 ft AGL — Retail 4 steel frame (right) and the Retail 5 footing layout (left). TDB Solutions.

CONSTRUCTION PROGRESS DOCUMENTATION

528 TOWN CENTER

Aerial progress log for the Tannos Development Group mixed-use center at FM 528 and Clear Creek — marketed by the developer as Friendswood City Center. Percentages are visual assessments read from the survey imagery against the developer's site plan; they are documentation, not certified quantities.

DEVELOPER

Tannos Development Group, LLC

CAPITAL

Wolfgramm Capital

PLANNING

Diamond Development Group

AERIAL DOCUMENTATION BY

TDB Solutions LLC

LATEST FLIGHT

2026-10-06 · 14:04-16:20

LOG NO.

TC528-003

OVERALL BUILD-OUT

17%

Sitework 20% / vertical
80% weighting · was
15%

SITWORK COMPLETE

66%

Grading, ponds, drives,
utilities · was 64%

BUILDINGS COMPLETE

0 / 13

One in steel, one at
footings

PROGRAM

733K SF

Retail, office & mixed
use

FLIGHT NOTES

2026-10-06 · mapping grid, 5 spherical panoramas, 4K video

The frontage building's steel is now up across its whole footprint, the next pad east has moved from a bare cut to a footing layout, and the piling rig that dropped out of frame on 11 September is back on site at the apartment wing. Still no building has been delivered, and the mixed-use blocks, garages and park have not started.

OBSERVED ON THE GROUND

- **Retail 4 steel is framed across the full footprint.** On 11 September roof framing covered roughly the west third; today columns, beams and joists run the whole length of the slab. No roof deck, wall framing or envelope yet, and a telehandler is parked on the slab.
- **Retail 5 has gone from a bare cut to footing layout** — individual footing pits excavated, stake and string lines set, forming lumber and rebar bundles staged beside the pad.
- **Retail 3 is fine-graded.** The pad that was rough red clay on 24 September has been dressed to a uniform surface with a dozer still working it and silt fence run along the edge.
- **New trench runs and site trailers** at the west end of the frontage beside Retail 2, with spoil piles, a roller and a dumpster. Storm pipe and precast structures are stocked on the drives for the next utility run.
- **The piling rig is back.** A crawler crane with piling leads, a dozer, an excavator and a boom lift are working a matted pad at the apartment's east wing beside the sheet-pile wall, with steel stockpiled

PROGRAM OF RECORD

- **733,100 SF** of building across retail (63,800), office (191,000) and mixed use (478,300).
- **500 apartments** in a wrap around the upper pond, plus a 7,500 SF amenity building.
- **1,215 structured parking spaces** in three garages — 600, 240 and 175.
- **Thirteen buildings** in total, every mixed-use and office block four stories.
- **A 50-acre park** with trails and a stocked lake is described in the developer's material at the rear of the property.

SINCE THE LAST LOG

- **Overall 15% → 17%**, sitework 64% → 66%.
- Largest movers: vertical construction (5 → 10%), building pads and slabs (30 → 38%) and piling (8 → 12%).
- A 24 September survey sits between this log and TC528-002; its 360° tour is carried in the viewer for comparison.

alongside. No pile caps or framing are visible yet.

- **Fresh earthwork at the east office block** — a new cut face and spoil stockpile along the east edge, with tracked equipment working near the property line.
- Drives, medians and roundabouts are unchanged and complete; the upper pond is holding water with the sheet-pile wall in place.
- Still **zero buildings delivered**, and no work on the mixed-use blocks, garages, amenity building or the park.



FIG. 02 Same station, same direction. Altitudes differ (300 ft then, 250 ft now), so scale is slightly larger in the lower frame.



FIG. 03 Retail 3 fine-graded pad (left) and trench runs with site trailers at the west end, 2026-10-06.

ORTHOMOSAIC & ELEVATION MODEL

Processed from the 2026-10-06 mapping grid

The mapping grid flown on 6 October has been stitched into a true-to-scale orthomosaic and a surface elevation model of the whole site. Every pixel is georeferenced, so pads, slabs and drives can be measured and overlaid on the developer's plan, and compared flight to flight.



FIG. 04 Orthomosaic of the full site, 2026-10-06. FM 528 runs along the top edge.

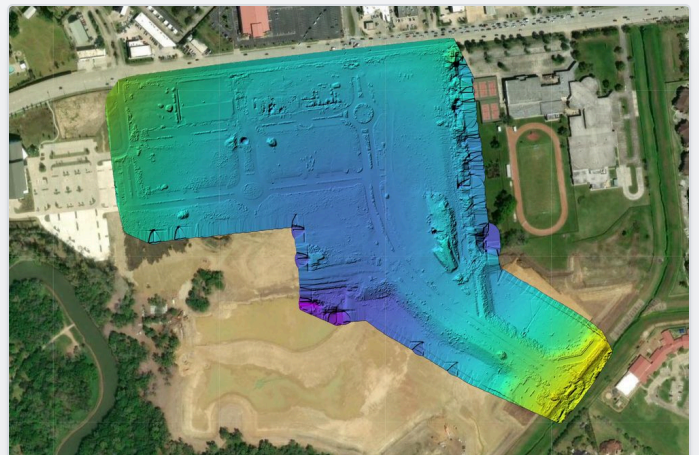


FIG. 05 Surface elevation model (DSM) over satellite imagery. Colour shows relative surface height.



FIG. 06 Retail 4 steel frame and slab.



FIG. 07 Retail 5 footing excavations and spoil.

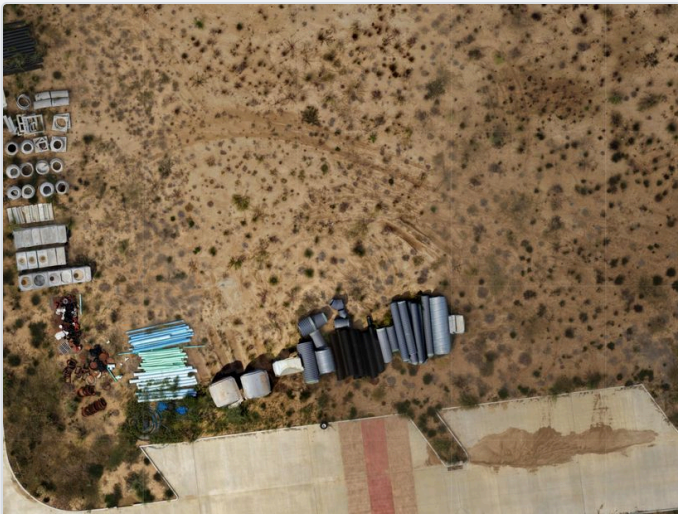


FIG. 08 Storm pipe and precast structures staged for the next utility run.

SITE DEVELOPMENT PHASES

Read from 2026-10-06 imagery · change vs TC528-002

Clearing & demolition

Full tract stripped to FM 528
frontage



100%

Mass grading & earthwork

Retail 3 pad now fine-graded with a
dozer on it; fresh cut at the east
office block



93% +1

Upper pond & sheet-pile wall



78%

Holding water, sheet-pile wall in place along the west bank; banks unfinished

Internal drives & roundabouts

Spine road, stubs and roundabouts unchanged since 9/11



55%

Wet & dry utilities

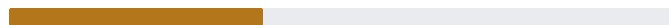
Open trench runs at the west end of the frontage; storm pipe and structures staged on the drives



66% +4

Building pads & slabs

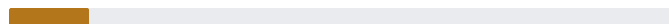
One slab complete; Retail 5 footing excavations laid out; Retail 3 pad fine-graded



38% +8

Deep foundations / piling

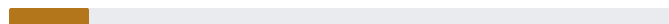
Crawler crane with piling leads, dozer and excavator back on site at the apartment wing



12% +4

Surface parking & curbing

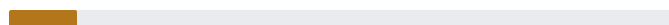
Curb and walk ribbons only; no striped lots on site



12%

Vertical construction

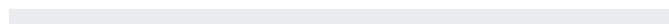
Steel columns and roof framing now across the full frontage footprint; no decking or walls



10% +5

Lower pond, wetland & park

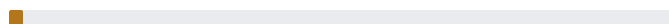
50-acre park, trails and stocked lake — untouched



0%

Landscape & hardscape

Street trees, plaza, pond walk — not started



2%

Every building carried on the developer's site plan, color-keyed to that plan's land-use legend. Square footages are the developer's; status and percent are read from the imagery. Retail parcels are now numbered 1 to 5 from the west end to the east to match the 360° tour footprints.

PARCEL	PROGRAM	STATUS	PROGRESS	OBSERVED 2026-10-06
RETAIL – 63,800 SF ALONG FM 528				
■ Retail 1	10,000 SF	NOT STARTED	0%	Lawn lot at the we end by the entry d no pad work seen
■ Retail 2	14,000 SF	SITE SETUP	6%	Trench runs and s piles along the we edge, site trailers roller staged basic
■ Retail 3	14,000 SF	PAD GRADED	15%	Pad fine-graded to uniform surface w dozer working it; s fence in place; wa rough red clay on s
■ Retail 4	12,000 SF	STEEL ERECTION	60%	Slab complete. Columns and roof framing erected a the full footprint; r decking, walls or envelope yet. Telehandler on the
■ Retail 5	12,000 SF	FOOTINGS	22%	Footing excavation dug with stake and string lines set; lu and rebar staged. a bare cut on 9/24
■ Kiosk pad	1,800 SF	NOT STARTED	0%	Small freestanding pad; no work seen
MIXED USE – 478,300 SF, ALL FOUR STORIES				
■ Entertainment / Mixed Use I	111,000 SF	NOT STARTED	0%	Graded pad; paire 175-space garage started

PARCEL	PROGRAM	STATUS	PROGRESS	OBSERVED 2026-10-06
■ Hotel / Mixed Use II	167,300 SF	NOT STARTED	0%	Largest single building on the plan; pad shaped only
■ Mixed Use III	100,000 SF	NOT STARTED	0%	East block, undisturbed since grading
■ Mixed Use IV	100,000 SF	NOT STARTED	0%	East block, undisturbed since grading
OFFICE – 191,000 SF				
■ Office I	115,000 SF	EARTHWORK	3%	Fresh cut and spoil stockpile along the east edge with traffic equipment working; paired 240-space garage not started
■ Office II	76,000 SF	NOT STARTED	0%	Southeast corner of Blackhawk Blvd, cleared only
STRUCTURED PARKING – 1,215 SPACES				
■ East Garage	600 spaces	NOT STARTED	0%	No excavation or clearing; pad
■ Office Garage	240 spaces	NOT STARTED	0%	No structure; earthwork nearby Office I)
■ Center Garage	175 spaces	NOT STARTED	0%	No work observed
RESIDENTIAL & OPEN SPACE				
■ Apartments	500 units	PILING	9%	Crawler crane with piling leads on a graded, mat-traffic pad at the east with sheet-pile wall; dozer, excavator and boom lift present

PARCEL	PROGRAM	STATUS	PROGRESS	OBSERVED 2026-10-06
				steel stockpiled. No pile caps or framing visible
■ Amenity building	7,500 SF	NOT STARTED	0%	Sits inside the apartment courts of the plan
■ Upper pond	Detention	IN PROGRESS	78%	Holding water; sheet pile wall along the bank, banks unfinished
■ Lower pond & wetland	Park	NOT STARTED	0%	Natural condition; 1-acre park, trails are stocked lake all full

OPEN ITEMS

Carry into the next flight

TO CONFIRM WITH THE DEVELOPER

- **Retail numbering.** TC528-002 lettered the retail row A to E and placed the steel building on Retail C. The 360° tour footprints, placed from the 24 September survey, put it on the 12,000 SF parcel second from the east end. This log follows the tour; please confirm against the developer's plan.
- **Which site plan governs.** Two drawings are in circulation — one labeled by use showing a hotel and an entertainment complex, one dimensioned at 733,100 SF showing neither.
- **Project name.** The plan sheet reads 528 Town Center; the developer markets it as Friendswood City Center.
- **Phase target dates.** Without them this log shows percent but not variance.

TO SHOOT NEXT FLIGHT

- **Plan overlay on the orthomosaic.** The orthomosaic and elevation model are now in hand. Next is laying the developer's site plan over them so every pad is matched to the plan instead of read by position.
- **Steel erection sequence.** Same orbit on Retail 4 — next milestones are decking and wall framing.
- **Piling rig and sheet-pile wall.** Low pass on the crane and the full wall run so advance can be measured.
- **Retail 5 and Retail 3.** Slab-on-grade forming and pour are the next visible steps.
- **Property line annotation.** Mark it on the ortho so neighboring buildings never read as delivered space.

STANDING SHOT LIST

Repeat identically each flight

SHOT 01

360° station set

Five spherical panoramas: north, west, south, southeast and a center station. 250 ft, with the west and south stations at 200 ft.

SHOT 02

Top-down orthomosaic

Nadir grid for pad-by-pad comparison against the site plan, with DSM and DTM.

SHOT 03

Retail row low orbit

120 ft, slow orbit of the frontage buildings to read steel, slab and envelope.

SHOT 04

Pond & sheet-pile wall

Fixed point on the west bank, framing the full run of piling.

SHOT 05

Piling rig

Low orbit on the crane while it is on site — the clearest measure of foundation progress.

SHOT 06

East quadrant

Mixed use, office and garages off Blackhawk Blvd in one pass at 250 ft.

CAPTURE RECORD

What this survey produced

MAPPING

733-frame grid

Georeferenced stills processed into the orthomosaic and surface elevation model shown above.

360°

5 spherical panoramas

14400 × 7200, delivered in the interactive 360° tour with a 24 September comparison toggle.

VIDEO

4K clips

Two source clips captured on the flight, available for the monthly recap cut.

TDB SOLUTIONS LLC · HOUSTON, TX

Percent-complete figures are visual estimates derived from aerial imagery compared against the developer's site plan. Overall build-out weights sitework at 20% and vertical construction at 80%. Intended for progress documentation and marketing use, not for pay-application, quantity, or certification purposes. Next survey: monthly.