



FIG. 01 Left: site aerial, 2026-09-07, TDB Solutions. Right: build-out rendering courtesy Tannos Development Group.

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	CAPITAL
Tannos Development Group, LLC	Wolfgramm Capital
PLANNING	SURVEY BY
Diamond Development Group	TDB Solutions LLC
LATEST FLIGHT	LOG NO.
2026-09-07 · 19:50	TC528-001

OVERALL BUILD-OUT	SITEWORK COMPLETE	BUILDINGS COMPLETE	PROGRAM	RESIDENCES
13%	62%	0 / 13	733K SF	0 / 500
Sitework 20% / vertical 80% weighting	Grading, ponds, drives, utilities	Plus 3 garages, none started	Retail, office & mixed use	Piling underway, no framing

The site reads as a civil job handing off to vertical, one quadrant at a time. Roads and the upper pond are largely built; the first foundations are going in; nothing yet stands enclosed.

OBSERVED ON THE GROUND

- **A crawler crane with pile-driving leads** is set up in the residential quadrant, with H-pile and pipe stockpiles staged beside it — deep foundations underway, the first work that isn't dirt or flatwork.
- A continuous **steel sheet-pile wall** runs along the upper pond's west bank, giving the basin a permanent engineered edge.
- The **upper pond is excavated and holding water** — the largest civil milestone on the tract.
- **Three roundabouts** are complete with colored-concrete centers; the spine road and stub drives are poured with curb and sidewalk ribbons.
- One **bare steel frame** stands on the FM 528 frontage — no deck, no envelope.
- No work at all on the **mixed-use blocks, office buildings, or any garage**, and the lower pond, wetland and park are in natural condition.
- **Zero buildings delivered.** Nothing on the tract is enclosed or occupied; the lit buildings along FM 528 are neighboring property.

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.

SITE DEVELOPMENT PHASES

Read from 2026-09-07 imagery

Clearing & demolition Full tract stripped to FM 528 frontage		100%
Mass grading & earthwork Pad elevations shaped across the developed half		92%
Upper pond & sheet-pile wall Basin holding water, west bank piled and backfilled		78%

Internal drives & roundabouts Spine road, stubs and three roundabouts poured		55%
Wet & dry utilities Trench runs and pipe staging across the interior		58%
Building pads & slabs Slabs poured along the FM 528 retail row		22%
Deep foundations / piling Crane and leads active in the residential quadrant		8%
Surface parking & curbing Curb and walk ribbons only; no striped lots on site		12%
Vertical construction One bare steel frame standing		3%
Lower pond, wetland & park 50-acre park, trails and stocked lake — untouched		0%
Landscape & hardscape Street trees, plaza, pond walk — not started		2%

PARCEL REGISTER

733,100 SF · 500 units · 1,215 garage spaces

Every building carried on the developer's dimensioned site plan, color-keyed to that plan's own land-use legend. Square footages are the developer's; status and percent are read from the imagery.

PARCEL	PROGRAM	STATUS	PROGRESS	OBSERVED 2026-09-07	CONFIDENCE
RETAIL — 63,800 SF ALONG FM 528					
■ Retail A	10,000 SF	NOT STARTED	0%	West end pad, graded only	High
■ Retail B	14,000 SF	SLAB POURED	12%	Concrete pad on the frontage row	Medium — verify
■ Retail C	14,000 SF	STEEL ERECTION	28%	Bare structural frame standing, no deck or envelope	High
■ Retail D	12,000 SF	SLAB POURED	10%	Pad and forms east of the steel frame	Medium — verify

PARCEL	PROGRAM	STATUS	PROGRESS	OBSERVED 2026-09-07	CONFIDENCE
■ Retail E	12,000 SF	NOT STARTED	0%	Cleared, no pad work	High
■ Retail pad	1,800 SF	NOT STARTED	0%	Small freestanding pad between the mixed-use blocks	Medium
MIXED USE — 478,300 SF, ALL FOUR STORIES					
■ Mixed Use I	111,000 SF	NOT STARTED	0%	Graded pad; paired 175-space garage not started	High
■ Mixed Use II	167,300 SF	NOT STARTED	0%	Largest single building on the plan; pad shaped only	High
■ Mixed Use III	100,000 SF	NOT STARTED	0%	East block at Blackhawk Blvd, undisturbed since grading	High
■ Mixed Use IV	100,000 SF	NOT STARTED	0%	East block, undisturbed since grading	High
OFFICE — 191,000 SF					
■ Office I	115,000 SF	NOT STARTED	0%	Pad shaped; paired 240-space garage not started	High
■ Office II	76,000 SF	NOT STARTED	0%	Southeast corner off Blackhawk Blvd, cleared only	Medium
STRUCTURED PARKING — 1,215 SPACES					
■ East Garage	600 spaces	NOT STARTED	0%	No excavation or crane pad	High
■ Office Garage	240 spaces	NOT STARTED	0%	No work observed	High
■ Center Garage	175 spaces	NOT STARTED	0%	No work observed	High

PARCEL	PROGRAM	STATUS	PROGRESS	OBSERVED 2026-09-07	CONFIDENCE
RESIDENTIAL & OPEN SPACE					
■ Apartments	500 units	PILING	6%	Crane with pile-driving leads active; H-pile and pipe staged. No foundations or framing	High
■ Amenity building	7,500 SF	NOT STARTED	0%	Sits inside the apartment courts on the plan	Medium
■ Upper pond	Detention	IN PROGRESS	78%	Holding water; sheet-pile wall driven along the west bank, banks unfinished	High
■ Lower pond & wetland	Park	NOT STARTED	0%	Natural condition; 50-acre park, trails and stocked lake all future	High

OPEN ITEMS

Carry into the next flight

TO CONFIRM WITH THE DEVELOPER • 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. This register follows the dimensioned plan. • Project name. The plan sheet reads 528 Town Center; the developer markets it as Friendswood City Center. Pick one for public-facing material. • Piling scope. Whether the crane is on apartment foundations or on the Blackhawk Blvd extension changes what the 6% means. • Phase target dates. Without them this log shows percent but not variance.	TO SHOOT NEXT FLIGHT • Nadir orthomosaic. The one frame that would let every pad be matched to the plan instead of read by position. • Low orbit on the piling rig. Pile count and layout are the clearest progress metric available right now. • Sheet-pile wall run. Shoot its full length so the next flight can measure how far it advanced. • Daylight repeat of the dusk frames. The sunset set is the marketing shot; documentation needs even light at the same coordinates. • Property line annotation. Mark it on the ortho so neighboring buildings never read as delivered space.
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SHOT 01 FM 528 frontage pano 400 ft AGL, 360° from the road centerline — the anchor frame for the whole log.	SHOT 02 Top-down orthomosaic Nadir grid at 350 ft for pad-by-pad comparison against the site plan.	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.

ABOUT THIS DOCUMENT

TDB Solutions is an FAA Part 107 certified aerial media company in Houston. This log was produced from a single flight over 528 Town Center on September 7, 2026, and is a sample of the monthly progress documentation we provide to developers and general contractors — flown, read, and published as one deliverable.

The value is repeatability. Same coordinates, same altitude, same frames every month, so a year from now the record reads as one continuous story of the build rather than a folder of unrelated photos — usable for lender and investor updates, leasing and pre-sale marketing, and a defensible visual record of site conditions on a given date.

MONTHLY PROGRESS FLIGHTS

Standing shot list, fixed camera points, orthomosaic and orbit coverage.

REPORTING

This log, updated each flight, delivered as a live link and a PDF like this one.

MARKETING MEDIA

Leasing and investor stills, reveal video, and site-progress cuts for social.

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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.