

**Community information**

21835 Brooking Gorge Lane, Cypress, TX 77433  
 281-619-8241

**School district**

Cy-Fair ISD	<a href="http://cfisd.net">cfisd.net</a>
Byrd Elementary School	<a href="http://cfisd.net/Byrd">cfisd.net/Byrd</a>
Smith Middle School	<a href="http://smith.cfisd.net">smith.cfisd.net</a>
Cypress Ranch High School	<a href="http://cyranch.cfisd.net">cyranch.cfisd.net</a>

**Non-emergency**

Cy-Fair Police Department	281.974.2000
Cy-Fair Fire Department	281.550.6663
Taylor Morrison Warranty - Houston	713.823.8721
Houstonwarranty@taylormorrison.com	

**Approximate tax rates (2026) collected annually**

Combined tax rate before homestead	\$3.34 per \$100
Cy-Fair ISD	\$1.07
MUD #165	\$0.82
Harris County	\$0.77
HC MUD Defined Area #1	\$0.68

**Healthcare**

Memorial Hermann Katy	281.644.7000
Texas Children's West Campus	832.227.1000
Houston Methodist West Hospital	832.522.1000
North Cypress Medical Center	832.912.3500

**Community Association**

HOA Fee	\$1,200/annually
Inframark	
2002 West Grand Parkway North, Ste. 100	
Katy, TX 77449	
(281) 870-0585	
Tracey Miller - Property Manager	
tracey.miller@inframark.com	

**Utilities/services**

Electric/Gas	CenterPoint Energy	713.207.2222
Water/Sewer	H2O Consulting, Inc.	281.861.6215
Trash/Recycling	Best Trash	281.313.2378
Cable, Internet, Phone	Comcast/Xfinity	1.800.934.6489
	AT&T/SBC	1.800.499.7928
USPS - Cypress	16635 Spring Cypress Rd.	1.800.275.8777



Please refer to the Governance Documents and current Master Association's Budget found in your Sales Documents and contact the HOA Management Company for a more thorough description of these and all other assessments, fees and responsibilities. All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options, assessments, and fees, planned amenities, programs, conceptual artists' renderings, tax rates and community development plans) is not guaranteed and remains subject to change, or delay without notice. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit [www.taylormorrison.com](http://www.taylormorrison.com) for additional state and community specific disclaimers, licensing information and other details (as applicable). © January 2026, Taylor Morrison of Texas, Inc. All rights reserved.