

Community information

9618 Skyway Creek Drive, Cypress, TX
77433 281-245-0436

School district

Cy-Fair ISD	cfisd.net
Byrd Elementary School	20002 West Rd.
Smith Middle School	10300 Warner Smith
Cy-Ranch High School 9th - 12th	10700 Fry Rd.

Approximate tax rates
(2026) collected annually

Combined tax rate before homestead	\$3.34 per \$100
Cy-Fair ISD	\$1.06
Harris County	\$0.77
MUD #165	\$0.82
Defined Area 1 (MUD Tax)	\$0.68

Community Association

HOA Fee	\$1,150/annually
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Management Company

PMG	832.698.4490
1225 Alma Road, Ste. 100	PMGHouston.com
Richardson, TX 75081	

Non-emergency

Cy-Fair Police Department	714.229.6600
Cy-Fair Fire Department	281.550.6663
Taylor Morrison Warranty - Houston	713.823.8721
Houstonwarranty@taylormorrison.com	

Healthcare

Memorial Hermann Cypress	346.231.4000
Texas Children's West Campus	832.227.1000
Houston Methodist West Hospital	832.522.1000
North Cypress Medical Center	832.912.3500
Cy-Fair Medical Center	281.256.7326

Utilities/services

Electric	TXU 1.888.608.0033 powertochoose.com
Gas	CenterPoint Energy 713.659.2111
Water/Sewer	HC MUD #165 281.861.6215
Trash/Recycling	Best Trash 281.313.2378
Cable, Internet, Phone	Direct TV/AT&T 346.971.1574
Post Office	USPS 281.373.9125



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 for additional state and community specific disclaimers, licensing information and other details (as applicable). © January 2025, Taylor Morrison of Texas, Inc. All rights reserved.