



Bass Lake Christian Retirement Community

Lots and Homes For Sale

Revision December 30, 2025

What is Bass Lake Christian Retirement Community (BLCRC) ?

Location of BLCRC

BLCRC is located in East Texas about half way between Van and Lindale, on County Road 424, off FM Road 1995. It is adjacent to the SOWER ministry office (see map).

BLCRC the organization/corporation

BLCRC is a unique Christian organization operated similar to a Homeowner's Association (HOA) although it is not clearly defined as such. BLCRC is a member-controlled corporation, managed by a Board of Directors. The Board of Directors handles day to day matters, enforces all applicable rules (bylaws, city, county, state and federal laws) and makes decisions on behalf of the corporation. There are a limited number of memberships available (64, based on the number of lots). BLCRC, and by extension, its members, have the responsibility to follow the rules and regulations put in place at all levels of the government. Much of this is reflected in BLCRC's bylaws.

Board of Directors

The Board of Directors are elected from and by the membership at the Annual Meetings. They have the duty to act according to what is in the best interests of the corporation and its members. The Board of directors also has the task of making decisions when an event occurs which is not specifically addressed in the rules (bylaws and city, county, state and federal laws).

Members

Every member makes the choice to join BLCRC and in doing so, agrees to abide by its rules, both formal (bylaws, etc.) and informal (decisions by the Board of Directors). If the Board of Directors makes a decision which is unpopular, the members have the right to propose a change in the bylaws at the annual member's meeting. Any member can propose a change in the bylaws and effect changes by member vote.

The State of Texas and BLCRC

The State of Texas recognizes BLCRC as the owner of the land and gives it (the corporation) rights as the owner. BLCRC gives its members some rights to the land. Members are given a lot to use within the limitations of the bylaws and building codes. Each lot has full RV hookups (50/30 amp electric, sewer, well water and city water). Annual dues of \$800 (2020) pay for water, sewer, trash service and property taxes on the land. Members own the improvements (buildings) on the land and pay taxes

accordingly. Members do not have the same rights or responsibilities as a typical deed holding homeowner because members do not own the land under which their homes, RV ports, etc. are situated. BLCRC owns the land. Members pay for the right to use it.

Our secretary (Cathy Brands, 903-360-7529) and President (Judy Robinson, 903-312-0051) keep a list of people interested in buying a home here. You may leave your name and number with one of them to receive any updates. **Also check the website, www.blcrc.org**

As of 11/02/2025, lots 405 and 214:

LOT 405

Jonathan and Carol Jane Graves (SOWER #4007)

14763 County Road 424 Lot 405

Lindale TX 75771

His email: numbersandstats@gmail.com

His cell phone #: 830-928-0442

Annual property taxes \$240

Annual dues \$900

Approximately 850 sq ft

Two new mini splits AC with heat pump

New low-volume toilet

New cabinets in laundry room

We bicycle—9 mile circuit across I-20 in a subdivision—very nice ride.

Custom cabinets

Very quiet Bosch dishwasher

Trash compactor

Refrigerator—negotiable

Microwave + range installed 2020

10x16 insulated, lighted storage building

Full hook up RV space



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LOT 214

FOR SALE

**14763 Co Rd 424 #214
(Luke Street)
Bass Lake Christian
Retirement Community**

*Lovely one bedroom/one bath cottage
(900 sq ft metal bldg)
with living room, dining area & kitchen including
new quartz countertops with new sink & dishwasher.
New floors throughout in 2023 as well as new larger shower,
new commode & new countertops in bathroom.*

*Detached RV port will accommodate the large Rv's-
45' deep X 30' wide!*

*Only 4 steps via covered walkway
from the side door of cottage to your RV.
Storage building: 12"X20" located at back of the home.
Price - \$195,000.*

***For more information or showing, contact:
Genieva Grigsby @ 214-686-0126***









The SOWER Office is adjacent to BLCRC



The SOWER office is on the southeast corner of the BLCRC property.



The Community Center at BLCRC

