

SUBDIVISION PLAT OF

PECAN SPRINGS RANCH

BEING A TOTAL OF 15.035 ACRES OF LAND, AND ESTABLISHING LOTS 1-3 INCLUDING A 0.057 ACRES STREET DEDICATION TO BEXAR COUNTY, TEXAS, LOCATED IN THE SIMON MONTALVO SURVEY, ABSTRACT NO. 483, COUNTY BLOCK 4661, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF 15.057 ACRES TRACT OF LAND CONVEYED TO CRIGHTON DEVELOPMENT CO., AS RECORDED IN VOLUME 17915, PAGE 1579, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

JANUARY 31, 2017

Kimley»Horn

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9168 FAX: (210) 541-8699
CONTACT: JAMES W. RUSSELL, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TBPE FIRM REGISTRATION NO. 928
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JEFF CARROLL, P.E.

OWNER/DEVELOPER:
CRIGHTON DEVELOPMENT
5632 PIPING ROCK LANE
HOUSTON, TX 77056-4029
PH: (713) 249-5815

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER SYSTEM THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER NO. 93625

SWORN AND SUBSCRIBED BEFORE ME THIS 31st DAY OF February A.D., 2017.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LORETTA M. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 07-30-2020
Notary ID 129070510

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN JEFFERS, OWNER
CRIGHTON DEVELOPMENT CO.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN JEFFERS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF February 2017.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF PECAN SPRINGS RANCH HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS, REGULATIONS, AND WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED BELOW.

DATED THIS 15th DAY OF February A.D., 2017.

BY: *William R. ...*
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

THIS PLAT PECAN SPRINGS RANCH HAS BEEN SUBMITTED TO BEXAR COUNTY TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 21st DAY OF February 2017.

BY: *Benjamin A. ...*
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerard Rickhoff, COUNTY CLERK OF

COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE 24th DAY OF March 2017 AT 9:19 A.M., AND DULY RECORDED

ON THE 28th DAY OF March 2017 AT 1:13 P.M. IN THE RECORDS OF

Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9713 ON

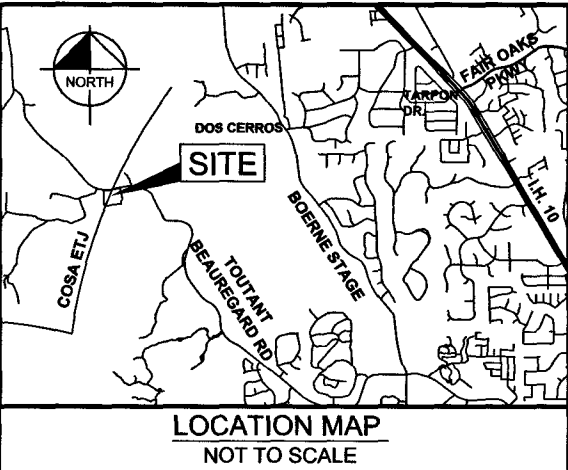
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IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24th

DAY OF March 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Jessica ...* DEPUTY



LEGEND

- 1/2" IRF IRON ROD FOUND
- IRSC 5/8" IRON ROD W/ "KHA" CAP SET
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- ROW RIGHT OF WAY
- N.C.B. NEW CITY BLOCK
- VOL. VOLUME
- P.S. PAGE(S)
- ROW RIGHT OF WAY
- C.B. COUNTY BLOCK
- 1500- EXISTING CONTOURS
- 1510- PROPOSED CONTOURS

NO.	BEARING	LENGTH
L1	S85°28'39"W	36.93'
L2	N31°07'09"E	80.50'
L3	N02°39'46"E	64.86'
L4	N29°59'14"W	115.65'
L5	N42°04'39"W	192.84'
L6	N33°18'34"W	218.53'
L7	N28°40'33"W	107.17'
L8	N38°43'28"E	84.64'
L9	S38°43'28"E	60.59'
L10	S28°40'33"E	108.59'
L11	S33°18'34"E	215.68'
L12	S39°07'57"E	192.13'
L13	S29°59'14"E	109.64'
L14	N46°16'08"E	14.18'
L15	N09°04'54"E	38.46'
L16	N21°28'31"E	75.44'
L17	N41°18'33"E	70.74'
L18	N25°38'00"E	82.64'
L19	S48°40'07"W	145.79'
L20	N07°13'28"E	44.64'
L21	N22°53'26"E	32.42'
L22	N01°06'55"W	94.75'
L23	N12°40'37"W	73.60'
L24	N17°57'16"E	72.64'

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2 INCH IRON RODS WITH RED KHA CAP.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- DIMENSIONS SHOWN ARE SURFACE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

James W. Russell 2/2/17
JAMES W. RUSSELL, TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 4230

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER NO. 93625

CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS UTILITY NOTES:

- IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS AQUIFER NOTE:

- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE, WHICH DRAINS INTO THE RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PUBLIC WORKS STORM WATER NOTES:

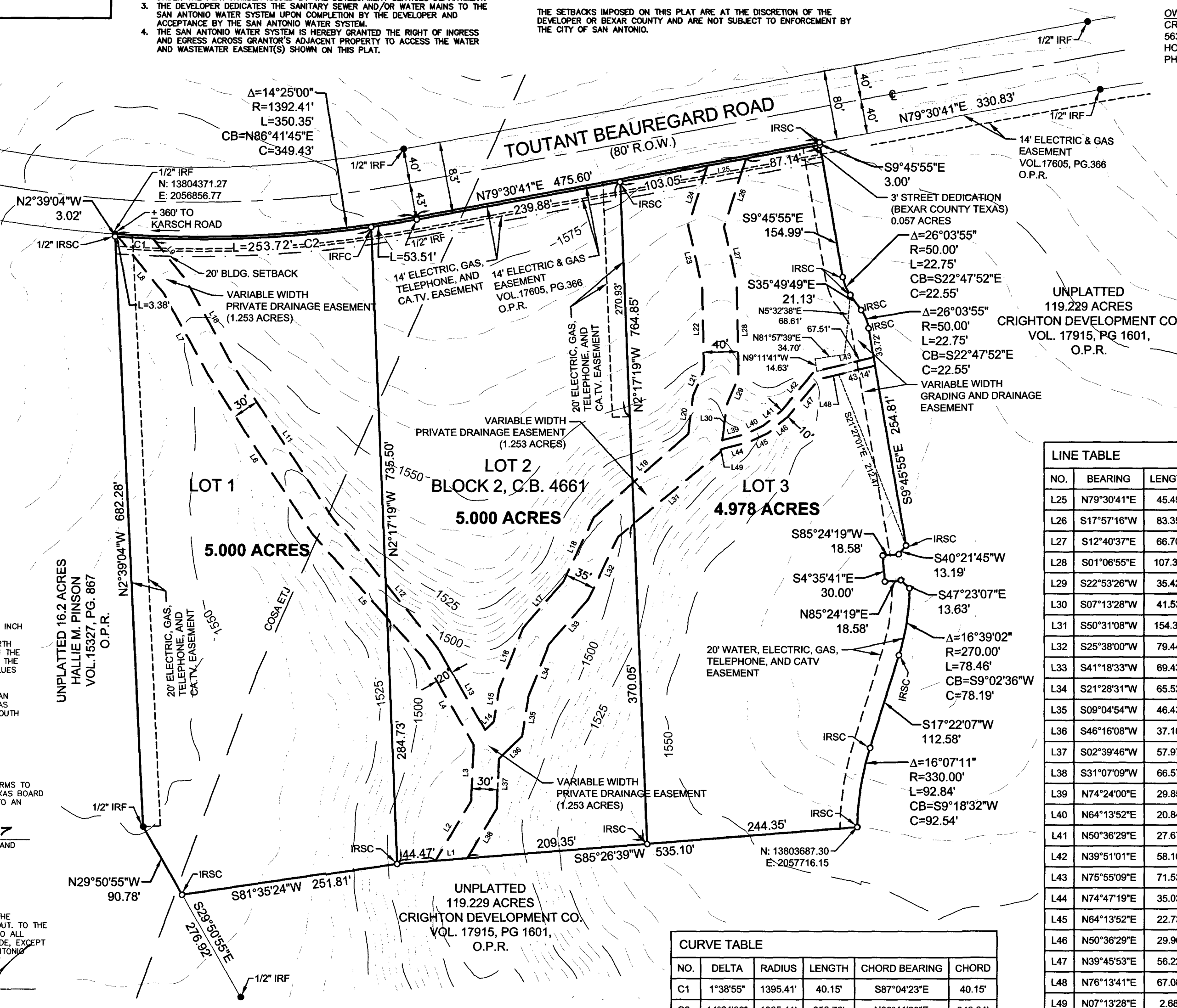
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

GENERAL NOTES:

- SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP NO. 4802800080F DATED SEPTEMBER 29, 2010.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF DRAINAGE EASEMENTS AND EASEMENTS OF ANY KIND, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- WHERE A SUBDIVISION ADJUTS A COLLECTOR OR MAJOR THOROUGHFARE, LOTS FOR SINGLE-FAMILY RESIDENTIAL USE IN THE ETJ OR IN RESIDENTIAL ZONING DISTRICTS SHALL NOT HAVE DIRECT ACCESS. THE SOLE EXCEPTION SHALL BE LOTS GREATER THAN ONE (1) ACRE IN SIZE WHICH PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON THE LOT TO PREVENT BACKING ONTO THE ROADWAY.

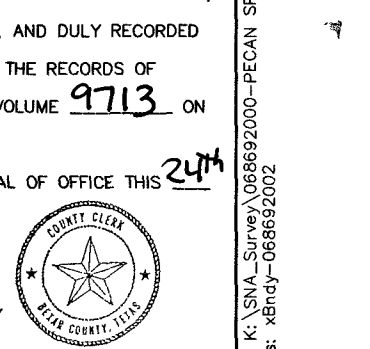
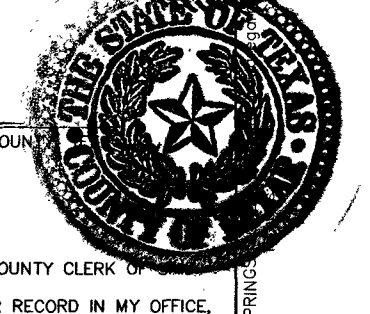
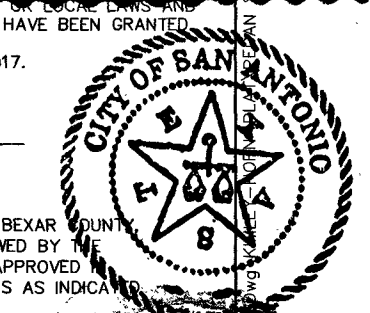
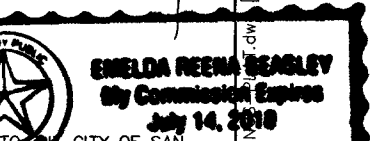
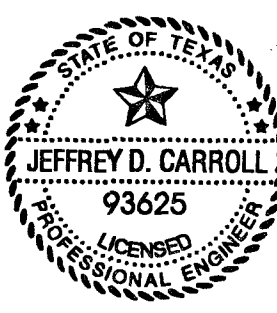
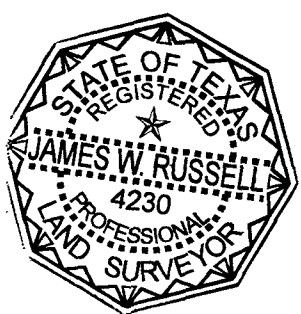
SETBACK NOTES:

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°38'55"	1395.41'	40.15'	S87°04'23"E	40.15'
C2	14°24'09"	1395.41'	350.78'	N86°41'20"E	349.84'

NO.	BEARING	LENGTH
L25	N79°30'41"E	45.49'
L26	S17°57'16"W	83.35'
L27	S12°40'37"E	66.70'
L28	S01°06'55"E	107.30'
L29	S22°53'26"W	35.42'
L30	S07°13'28"W	41.53'
L31	S50°31'08"W	154.32'
L32	S25°38'00"W	79.44'
L33	S41°18'33"W	69.43'
L34	S21°28'31"W	65.52'
L35	S09°04'54"W	46.43'
L36	S46°16'08"W	37.16'
L37	S02°39'46"W	57.97'
L38	S31°07'09"W	66.57'
L39	N74°24'00"E	29.85'
L40	N64°13'52"E	20.84'
L41	N50°36'29"E	27.67'
L42	N39°51'01"E	58.10'
L43	N75°55'09"E	71.53'
L44	N74°47'19"E	35.03'
L45	N64°13'52"E	22.73'
L46	N50°36'29"E	29.96'
L47	N39°45'53"E	56.22'
L48	N76°13'41"E	67.08'
L49	N07°13'28"E	2.68'



RECORDING MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Doc# 20170054813 Fees = \$82.00
This plat was filed in the Official Public Records of Bexar County, Texas by Gerard C. Rickhoff, County Clerk.

4pgs

Book 9713 Page 155

Doc# 20170054813-4

1/31/2017 4:36pm
File: K:\SVA-Survey\068692000-PECAN SPRINGS
xrefs: xBndy-068692000

TAX CERTIFICATE



#150467 p. 1 of 2

RECEIVED

ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

16 AUG -2 PM 12: 07

LAND DEVELOPMENT
SERVICE DIVISION**Issued To:**

KIMLEY-HORN AND ASSOCIATES, INC
601 NW LOOP 410 STE 350
SAN ANTONIO, TX 78216

Legal Description

CB 4661 P-6 (322.6037), P-16 (.14 AC),
P-7C (.66 AC) ABS 483 & CB 4674 P-1
(.99 AC), P-2 (97.4463 AC), P-2C (.09
AC), CB 4676 P-1D (.22 AC), ABS 200,
GIS 422.15 AC

Fiduciary Number: 1234345

Parcel Address: 27085 TOUTANT BEAUREGARD RD

Legal Acres: 422.1500

Account Number: 04661-000-0060

Certificate No: 10867228

Certificate Fee: \$10.00

Print Date: 08/02/2016

Paid Date:

Issue Date: 08/02/2016

Operator ID: LHER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

PINSON INTERESTS LTD LLP
% JOHN F JEFFERS
5632 PIPING ROCK LN
HOUSTON, TX 77056-4029

Certified Tax Unit(s):

8 FLOOD FUND
9 ALAMO COMM COLLEGE
10 HOSPITAL DISTRICT
11 BEXAR COUNTY
19 S A RIVER AUTHORITY
56 NORTHSIDE ISD
101 EMERG.SERV.DIST.#8

2015 Value:	4,797,250
2015 Levy:	\$3,930.92
2015 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A

20170054813



TAX CERTIFICATE

#150467 pg 2 of 2



RECEIVED

ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

16 AUG -2 PM 12: 07
LAND DEVELOPMENT
SERVICE DIVISION

Account Number: 04661-000-0060

Certificate No: 10867228

Account Number	Year(s)	Amount Due	Cause Number
04661-000-0072	No Years	0.00	
04661-000-0073	No Years	0.00	
04661-000-0074	No Years	0.00	

20170054813

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 24 2017



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20170054813 Fees: \$82.00
03/24/2017 9:19AM # Pages 4
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK