

EASEMENT LINE TABLE		
LINE	BEARING	DIST.
L1	S21°50'36"W	8.66'
L3	N17°38'40"E	26.31'
L4	S88°58'31"W	10.00'
L5	S01°01'29"E	16.01'
L6	N88°58'31"E	10.00'
L7	N01°01'29"W	16.01'
L8	N89°11'36"W	10.01'
L9	S01°01'29"E	16.01'
L10	N88°58'31"E	10.00'
L11	N01°01'29"W	15.69'
L16	N00°47'32"E	15.06'
L17	S21°50'36"W	8.66'
L18	S01°01'29"E	17.99'
L19	S72°21'51"E	8.00'
L20	N17°38'40"E	14.83'
L21	N00°47'32"E	13.57'
L22	S72°21'51"E	18.00'
L23	S08°00'05"E	25.44'
L24	S04°05'50"W	19.85'
L26	S04°05'50"W	19.66'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C6	15.71'	10.00'	90°00'00"	N44°12'28"W	14.14'
C7	15.71'	10.00'	89°59'29"	N62°38'24"E	14.14'

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
DENTON P2, LLC
1118 JOHNSON STREET
DENTON, TEXAS 76205
CONTACT: RICHARD OWEN
EMAIL: ROWEN@ASCENDANTDEVCO.COM
PH: (713) 600-9393

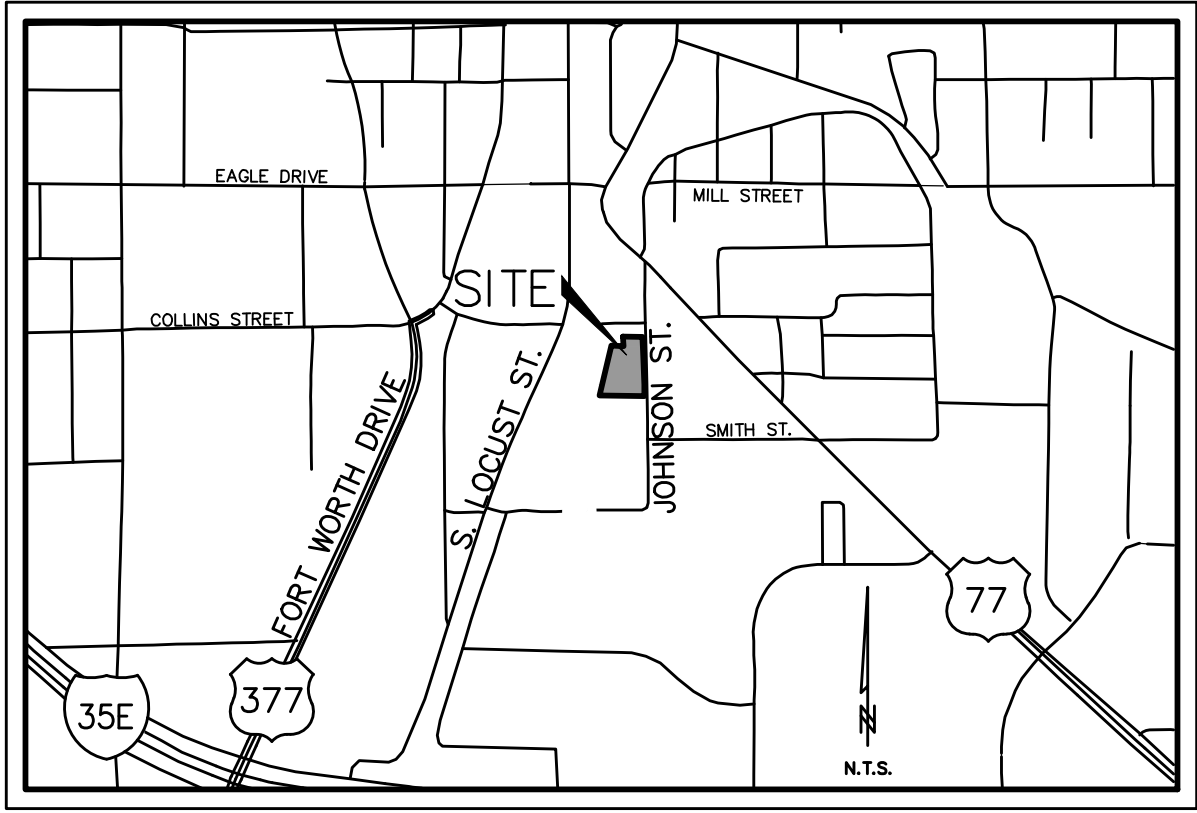
ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
CONTACT: PETER K. CHRISTENSEN, P.E.
EMAIL: PETERC@WIERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

FINAL PLAT
LOT 1, BLOCK 1
COTTAGES AT DENTON
ADDITION
AN ADDITION TO THE CITY OF DENTON,
DENTON COUNTY, TEXAS
BEING 1.807 ACRES OF LAND LOCATED IN THE
ALEXANDER HILL SURVEY, ABSTRACT No. 623,
DENTON COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2

DATE: 10/17/2023
W.A. No. 22122



VICINITY MAP
NOT TO SCALE

- * LEGEND ***
- (CM) CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - PP POWER POLE
 - P/PP POWER POLE W/ LIGHT POLE
 - PPT POWER POLE W/ TRANSFORMER
 - PROPOSED EASEMENT LINE
 - - - EXISTING BOUNDARY LINE
 - - - - - SUBJECT TRACT BOUNDARY LINE
 - - - - - PROPOSED RIGHT-OF-WAY LINE
 - - - - - ROAD CENTERLINE
 - - - - - BOUNDARY SETBACK LINE
 - O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS
TO CREATE 1 PLATTED LOT
AND ASSOCIATED EASEMENTS

CITY PROJECT NO. FP23-XXXX
OCTOBER, 2023

OWNER'S CERTIFICATE

BEING A TRACT OF LAND LOCATED IN THE ALEXANDER HILL SURVEY, ABSTRACT NUMBER 623, DENTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO DENTON P2, LLC, RECORDED IN DOCUMENT NUMBER 2023-60008, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND WITH A CAP STAMPED "ARTHUR" IN THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET (VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID HAVEN AT DENTON TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BERDY TJANDRAMULIA, RECORDED IN VOLUME 4985, PAGE 2726, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.);

THENCE N 89°12'28" W, ALONG THE SOUTH LINE OF SAID HAVEN AT DENTON TRACT AND THE NORTH LINE OF SAID BERDY TJANDRAMULIA TRACT, A DISTANCE OF 275.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "ADAMS SURVEY" IN THE EAST LINE OF LOT 1, BLOCK 1, HAVEN AT DAUGHERTY, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2020-129, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID TJANDRAMULIA TRACT AND THE SOUTHWEST CORNER OF SAID HAVEN AT DENTON TRACT;

THENCE N 13°19'05" E, ALONG THE WEST LINE OF SAID HAVEN AT DENTON TRACT AND THE EAST LINE OF SAID LOT 1, AT A DISTANCE OF 186.41 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 230.33 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KBRE INVESTMENTS, LLC, RECORDED IN DOCUMENT NUMBER 2021-85445, O.R.D.C.T., AND ALSO BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1;

THENCE N 13°31'55" E, CONTINUING ALONG THE WEST LINE OF SAID HAVEN AT DENTON TRACT AND THE EAST LINE OF SAID KBRE INVESTMENTS TRACT, A DISTANCE OF 83.13 FEET TO 1/2" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MARTHA GARCIA, RECORDED IN DOCUMENT NUMBER 2017-93046, O.R.D.C.T., AND THE MOST WESTERLY NORTHWEST CORNER OF SAID HAVEN AT DENTON TRACT;

THENCE S 87°56'19" E, ALONG THE SOUTH LINE OF SAID GARCIA TRACT AND A NORTH LINE OF SAID HAVEN AT DENTON TRACT, A DISTANCE OF 74.32 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JDJR", BEING AN ELL CORNER OF SAID HAVEN AT DENTON TRACT AND THE SOUTHEAST CORNER OF THE SAID GARCIA TRACT;

THENCE N 02°47'41" W, ALONG THE EAST LINE OF SAID GARCIA TRACT AND A WEST LINE OF SAID HAVEN AT DENTON TRACT, A DISTANCE OF 58.88 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JDJR", BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID HAVEN AT DENTON TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JUAN JACINTO & MARINA JACINTO, RECORDED IN DOCUMENT NUMBER 2006-43332, O.R.D.C.T.;

THENCE S 89°02'53" E, ALONG A NORTH LINE OF SAID HAVEN AT DENTON TRACT AND THE SOUTH LINE OF SAID JACINTO TRACT, AT A DISTANCE OF 43.64 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "KAZ", BEING THE SOUTHEAST CORNER OF THE SAID JACINTO TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO EDITH OROZCO, RECORDED IN DOCUMENT NUMBER 2020-177544, O.R.D.C.T., CONTINUING ALONG THE NORTH LINE OF SAID HAVEN AT DENTON TRACT AND THE SOUTH LINE OF SAID OROZCO TRACT IN ALL A TOTAL DISTANCE OF 120.42 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET, BEING THE NORTHEAST CORNER OF SAID HAVEN AT DENTON TRACT, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JDJR" BEARS S 87°43'05" W, 16.27 FEET;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET AND THE EAST LINE OF SAID HAVEN AT DENTON TRACT AS FOLLOWS:

- (1) S 01°56'50" E, A DISTANCE OF 137.40 FEET TO A 1/2" IRON ROD FOUND;
- (2) S 02°00'31" E, A DISTANCE OF 156.84 FEET TO A 5/8" IRON ROD FOUND;
- (3) S 00°28'29" E, A DISTANCE OF 68.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.807 ACRES (78,731 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT, HAVEN AT DENTON LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, COTTAGES AT DENTON ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL, AT ALL TIMES, HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR ANY PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION OF ANYONE.

WITNESS MY HAND AT DENTON, DENTON COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____

HAVEN AT DENTON, LLC

OWNER _____

TITLE: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN _____ AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THAT I, GREGG A.E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON October 17, 2023. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

GREGG A. E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 5798

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN _____ AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGG A. E. MADSEN, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING & ZONING COMMISSION OF THE
CITY OF DENTON, TEXAS.

CHAIR, PLANNING & ZONING COMMISSION

CITY SECRETARY

NOTES:

1. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

2. THIS PLAT DOES NOT REMOVE OR AMEND ANY COVENANTS OR RESTRICTIONS.

3. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT.

4. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48121C0360G, MAP REVISED APRIL 18, 2011, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

5. THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOT 1, BLOCK 1, COTTAGES AT DENTON ADDITION IS 660.50 FEET. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL RATHER THAN RELATIVE BASED ON NAVD 1988 DATUM.

6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.

7. THERE IS A TOTAL OF 107 INCHES DBH OF PROTECTED TREES TO BE PRESERVED ON THE SITE. FUTURE LAND DISTURBING ACTIVITY SHALL NOT IMPACT AND/OR DAMAGE TREES MARKED FOR PRESERVATION ON THE ACCOMPANYING PRESERVATION PLAN. NO PERMITS FOR CONSTRUCTION ACTIVITY SHALL BE ISSUED FOR THIS PROPERTY UNTIL REQUIRED TREE PROTECTION MEASURES PER SECTION 7.7.4.D OF THE DEVELOPMENT CODE OF THE CITY OF DENTON ARE IN PLACE. PRESERVED TREES ARE:

- 0 INCHES OF HERITAGE TREES
- 79 INCHES OF QUALITY TREES
- 28 INCHES OF SECONDARY TREES

8. THE CITY OF DENTON WILL PROVIDE WATER AND SEWER SERVICES TO THE PROPERTY.

9. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, STORMWATER DESIGN CRITERIA MANUAL AND COMPREHENSIVE MASTER DRAINAGE PLAN. (BEP)

10. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE, DETENTION & ACCESS EASEMENTS. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE & DETENTION EASEMENTS CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF DENTON AND COUNTY OF DENTON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. SAID DRAINAGE & DETENTION EASEMENTS, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, ARE SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF DENTON AND COUNTY OF DENTON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF DENTON AND COUNTY OF DENTON WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE & DETENTION EASEMENTS AND PROPERTIES.

11. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF DENTON THROUGH EXISTING PUBLIC WATER AND SEWER LINES LOCATED IN JOHNSON STREET.

12. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.

13. THIS PLAT HEREBY DEDICATES A TEMPORARY BLANKET EASEMENT ON THE SUBJECT TRACT FOR THE BENEFIT OF THE CITY OF DENTON, TEXAS FOR THE EXPRESS PURPOSE OF ALLOWING CITY STAFF TO CONDUCT INSPECTIONS FOR THE PURPOSE OF GRANTING A CERTIFICATE OF OCCUPATION. THIS EASEMENT SHALL TERMINATE ONCE CONSTRUCTION IS COMPLETE AND A CERTIFICATE OF OCCUPATION HAS BEEN ISSUED.

14. NO PORTION OF DENTON MUNICIPAL ELECTRIC CLEARANCE ZONES ARE PRESENT ON THE PROPERTY.

FINAL PLAT
LOT 1, BLOCK 1
COTTAGES AT DENTON
ADDITION

AN ADDITION TO THE CITY OF DENTON,
DENTON COUNTY, TEXAS
BEING 1.807 ACRES OF LAND LOCATED IN THE
ALEXANDER HILL SURVEY, ABSTRACT No. 623,
DENTON COUNTY, TEXAS

OWNER / DEVELOPER
HAVEN AT DENTON, LLC
1118 JOHNSON STREET
DENTON, TEXAS 76205
CONTACT: RICHARD OWEN
EMAIL: ROWEN@ASCENDANTDEVCO.COM
PH: (713) 600-9393

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E 200E
ARLINGTON, TEXAS 76006
CONTACT: PETER K. CHRISTENSEN, P.E.
EMAIL: PETERC@WIERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 2

DATE: 10/17/2023
W.A. No. 22122

THE PURPOSE OF THIS PLAT IS
TO CREATE 1 PLATTED LOT
AND ASSOCIATED EASEMENTS

CITY PROJECT NO. FP23-XXXX
OCTOBER, 2023