



The 1850 Settlement
29360 Bulverde Road
San Antonio, TX 78260
1850settlement@gmail.com
www.1850Settlement.com
210-999-1850

What's Included?

Outdoor Areas:

- Extremely spacious grounds that include two historic buildings, the original Homestead and The Settlement Stage Coach Station
- UNLIMITED outdoor capacity!
- Spacious lawns that can be used for ceremonies, cocktails, yard games etc.
- Permanent Horse Shoe pit and shoes
- Original dry-stack stone wall from the 1800s running the length of the property – wonderful for photo opportunities
- Outdoor fire pit area, Adirondack lounge seating including hammock under enormous live oaks
- Patio styled string lighting throughout the grounds creating a very romantic and fun atmosphere

Indoor Facilities:

Temperature controlled barn. While our barn is not fully enclosed, it is equipped with heating and air conditioning, providing more comfortable temperatures year-round. Our rustic barn is equipped with basic central AC/Heating. Excessive temperatures may require additional heating or cooling equipment at lessee's expense and at the lessee's discretion. The Settlement is not responsible for "ideal" heating or cooling.

- Open floor plan able to accommodate a variety of layout formations
- Can comfortably accommodate 300 guests with a seated dinner and 250 guests with a buffet.
- Stage area measuring 24 feet by 12 feet
- A selection of small vintage tables and props available for use or decoration
- Patio styled string lighting that is dimmable to customize the ambiance of your event
- Catering Prep area
- Large spacious guest restrooms inside the barn

Bridal Suite:

- Complete with private restroom and shower
- Full length mirror, large vanity like mirror
- Seating and table areas
- Personal Mini Fridge
- Separate Air Conditioning and Heating



Groom's Suite:

- Private restroom
- Full length mirrors
- Seating areas
- Air Conditioning and Heating
- Personal Mini Fridge

Tables/Chairs:

- Natural wood wedding chairs with ivory cushions
- 4- 8' wood tables, 5- 6' plastic tables & 1-4' table – may be used for buffet, bars, sign-in tables, gift tables, etc.
- 60" round tables – seat 8-10 guests per table
- Set up and break down of tables and chairs are included. Floor plans must be provided to 1850 Settlement two weeks prior to the event.

Venue Attendant:

- A venue attendant will be on property the day of your wedding from beginning to end. They will assist in making sure that the property is in tip top shape for you before and during your event, assist vendors with any questions about the property, and assist your guests in having a safe and enjoyable experience. The venue attendant is not a wedding coordinator and will not be available to assist in such duties.

Day of Coordination:

1850 Settlement requires that you have a day of coordinator. You are free to choose anyone that you would like as long as they are not part of the bridal party.

Hours:

- **Portrait Hours** – Couples will receive two complimentary hours of photography on the property. You can schedule the two hours after booking and prior to your event date. You may bring a photographer of your choice to the venue for engagement or Bridal photos. You are allowed two hours on the property with use of the suites for changing, etc. Additional hours for photography may be purchased at \$45.00 per each additional hour.
- **Rehearsal** – Couples will receive two hours of rehearsal time. This will be scheduled one month prior to the wedding date. We will make best efforts to allow you to rehearse the day before your wedding, however, this is dependent upon potential other bookings. If there is an event scheduled the day before your event you will be allowed to use the two hours of rehearsal earlier in the week or the day of your event. If there is not an event scheduled the day before your event, you are welcome use the two hours to rehearse as well as decorate. We are not responsible for items left overnight.
- **Event day**- You will have access to the facility starting at 10am. Event time is 6 hours. The 6 hours can be scheduled anytime between 10am and midnight. Midnight being the latest hour an event can end. The 6-hour time frame should begin with your ceremony or the arrival of guests if the ceremony is offsite. You

will have one additional hour after the 6 hours to clean up and remove your items from the property. Guest must leave at the cut off time of the 6 hours. They are not allowed to stay nor continue to drink during the additional cleaning hour. Additional hours may be purchased at \$500 an hour plus security charges.

Catering, Bartending & additional Vendors:

We have done the research and sorted out the best Vendors in the surrounding Hilly Country. While it is not required to use our vendors, they come highly recommended. We have a kitchen area with a sink, water and electricity. Please note we have dedicated circuits for bands, DJ's and margarita machines that require specialty power. In addition, DJ's, bands, speakers or any noise shall not exceed (70) decibels at any time during the event.



You may provide your own alcohol for your event; however, all alcohol must be served by a certified TABC professional/bartender. The 1850 Settlement does not have any restrictions on what type of alcohol can be served. However, all liquor must be served with at least an equal amount of a mixer and therefore cannot be served as a shot, neat, on the rocks or with just a splash.

Security:

One security officer is required for every 100 guests. Security is required 30 minutes prior to the event starting time begins through 30 minutes after the event ends. Each guard is \$50 per hour, per guard. Security will be hired by The 1850 Settlement and added to your invoice.

Use of Fire Pits:

There are several fire pits on the property that may be used during your event. To use the fire pits a "Fire Waiver" must be completed and on file. Lessee shall provide their own fire wood.



Pricing

(for up to 200 guests, additional \$500 for each 50 additional guest)

Peak Season Pricing

September-May

Saturday \$5,750.00

Friday or Sunday \$4,750.00

Monday – Thursday \$3,500.00

Non-Peak Season Pricing

June – August

Saturday \$4,000.00

Sunday – Friday \$3,000.00

