



The 1850 Settlement
29360 Bulverde Road
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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 Stagecoach Station
- UNLIMITED outdoor capacity!
- Spacious lawns that can be used for ceremonies, cocktails, yard games etc.
- Permanent Horseshoe 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 not insulated, it is equipped with basic heating and air conditioning. Excessive temperatures may require additional heating or cooling equipment at lessee's discretion and expense. The Settlement is not responsible for "ideal" heating or cooling. We will supply you a vendor in which we have special pricing with.

- Open floor plan can 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 small selection of Accent Furniture are available as well.
- Patio styled string lighting that is dimmable to customize the ambiance of your event
- Catering Prep area
- Large spacious guest restrooms inside the barn

Tables/Chairs/Accent Furniture:

- Natural wood wedding chairs with ivory cushions
- Below tables may be used for buffet, sign-in tables, gift tables, etc.
 - 4- 8' wood tables – does not need tablecloth.
 - 3- 6' plastic tables – would need tablecloth.
 - 2- 4' plastic table – would need tablecloth.
 - 1- 2'x2' wood table, 32" tall – does not need tablecloth.
 - 1- 2'2' wood table, 44" tall – does not need tablecloth.
 - 40" round spool style table – does not need tablecloth.
 - Wagon Wheel table – Rustic does not need tablecloth.
 - 4 – Whiskey Barrels
- 60" round tables – seats up to 10 guests per table. There are 30 tables available. Guests' tables may be used outside however they cannot be set up until the day of and must be placed back inside the barn at the end of the night/event. Renter will

be responsible for helping to set up due to time constraints. As well as responsible for breakdown at the end of night. There will be one Venue Attendant on-site the day of, who will be able to assist but is not solely responsible.

- Inside designated Bar – wood front and top w/the word “Bar” in lights.
- Set up and break down of tables and chairs are included for inside of the Barn. Chairs are included for set up at the outside Ceremony site. Floor plans must be provided to 1850 Settlement two weeks prior to the event.
- Accent Furniture can be used outside on the day of the wedding if weather permits. Renter is responsible for moving Accent Furniture to their desired location outside on the day of the Wedding. Renter is also required to place Accent Furniture back inside the barn at the end of the night. Failure to bring Accent Furniture back inside the barn will result in loss of refundable damage deposit.

Barn 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

“No Le Hace” Suite:

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

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.

Hours:

- **Event day**- You will have access to the facility at the times in which will be agreed upon at contract signing. Scheduled hours can be set between the hours of 10am and midnight. Midnight being the latest hour in which an event can end. An additional hour after midnight can be granted for cleaning purposes only. Guest must leave at the cut off time of the event. They are not allowed to stay nor continue to drink during the cleaning/tear down hour. This will result in forfeiting your refundable damage deposit.

Additional Details

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.

Alcohol:

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. Certified TABC professionals are also responsible for cleaning up bar area, removing all items brought in, wiping down counter and mopping up any spills in their area.

Security:

One security officer is required for every 100 guests. Security is required 1 hour prior to the event starting time until the exit time of guest. Each guard is \$55 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. Lessee shall provide their own firewood and is responsible for lighting.



Please contact
The 1850 Settlement
For questions on pricing
210-999-1850

Private/Corporate Events will be priced by the hour.
Hourly pricing is broken up between Set-Up/Tear Down & Event Time.

Set-Up/Tear Down time is a min of 2 hrs. for \$150
Additional Set-Up/Tear Down time is \$75 p/hr.
Tear down time typically takes 30 minutes to a max of 1 hour

Event time is defined as total time guests are allowed on property.
Event time varies according to total number of guests.
Hourly rate is based on day of week as well as Peak or Non-Peak Season.
Hourly base price ranges from \$124 to \$175 p/hr. for up to 50 guests.
Add \$75 p/hr. per each additional 50 guests
Max guest count is 300 seated & 400 non-seated.

**** Half of the total Venue Rental is due to book and hold your date which is non-refundable. ****
****The remainder of the venue rental, plus damage deposit and security guard price can be paid out and is due in full no later than 30 days prior to your event.****
****Date Transfers are subject to a Transfer Fee and/or may not be allowed****