



The 1850 Settlement
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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

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/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.

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 Wedding Planner or Day of Coordinator. You are free to choose anyone that you would like as long as they are not part of the bridal party or relative. The Day of Coordinator will be the contact person for Vendors, Venue Attendant, etc. They will need to be on-site and/or available by phone from 10am until one hour past the contracted event time on day of the wedding. They will need to know and oversee the schedule as well as assure guests exit in a timely manner at the end of event time, items are removed off-site during clean-up and property is left in proper condition.

Hours:

- **Portrait Hours** – Couples will receive two complimentary hours of photography on the property prior to event date. *The two hours are not transferrable to the day of event.* 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 \$75.00 per each additional hour.
- **Rehearsal** – Couples will receive two hours of rehearsal time. This is not a dinner. This time is restricted to rehearsal only. 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 to use the two hours to **rehearse outside** at the ceremony site. You will be allowed to **drop off** decorations/items inside the barn to leave overnight. We are not responsible for items left overnight.
- **Event day-** You will have access to the facility starting at 10am. Event time with guests 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 at the invitation time you sent to guests. Which should include pre-cocktail hour and/or ceremony start time or arrival time if ceremony was off-site. 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. This will result in forfeiting your refundable damage deposit. Additional hours may be purchased at \$500 an hour plus additional security guard charge.

Catering, Bartending & additional Vendors:

We have done the research and sorted out the best Vendors in the surrounding Hill 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.



Additional Details

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/end of 6 hour event time. 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.

Pricing on next page



Pricing

Effective May 3, 2022

Below pricing includes up to 200 guests.
There is an additional \$500 charge for each 50 additional guests.
Barn can seat up to 300 comfortably

Additional cost for Holidays or Holiday Weekends may apply

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

**** Half of the Venue Rental is due to book and hold your date. It is non-refundable. ****

****Date Transfers are subject to a Transfer Fee and/or may not be allowed****

