



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.
- 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 and table areas
- Air Conditioning and Heating
- Personal Mini Fridge

Tables/Chairs:

- Natural wood wedding chairs with ivory cushions
- 4- 6' tables – 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 is included with a Friday, Saturday or Sunday rental – Floor plans must be provided to 1850 Settlement one week 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 in 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. Deep discounts for this property are offered by the venue manager and will make sure additional representation is on hand to ensure your event is masterfully planned.

Hours:

- **Rehearsal** – Couples will receive one hour 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 not an event scheduled the day before your event, you are welcome to set up one hour prior to your rehearsal time. We are not responsible for items left overnight.
- **Event day**- You will have access to the facility from 10am until 12 midnight. Event time is 6 hours, scheduled anytime during the access hours, either beginning with your ceremony or the arrival of guests if the ceremony is offsite. 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 in San Antonio event vendors. 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.



Alcohol:

You may provide your own alcohol for your event, however, all alcohol must be served by a professional TABC certified-bartender hired either from your caterer or a professional bartending company from our vendor list. 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 \$40 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, and a fire safety manager present. The fire safety manager will be booked by the 1850 Settlement and added to the renter's invoice. Their charge is \$40.00 an hour with a three-hour minimum. The renter is responsible for providing their own wood and lighters.



Pricing

Peak Season Pricing

September - April

Saturday	\$5,750.00
Friday or Sunday	\$4,750.00
Monday – Thursday	\$3,500.00

Non-Peak Season Pricing

May – August

Saturday	\$3,500.00
Sunday - Friday	\$2,500.00

