

FORM D

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

1437326

OMB APPROVAL	
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PROCESSED

FORM D

JUN 12 2008  
THOMSON REUTERS

NOTICE OF SALE OF SECURITIES  
PURSUANT TO REGULATION D,  
SECTION 4(6), AND/OR  
UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY	
Prefix	Serial
DATE RECEIVED	

Name of Offering (  check if this is an amendment and name has changed, and indicate change.)  
MCS San Antonio M/F Invest, LP

Filing Under (Check box(es) that apply):  Rule 504  Rule 505  Rule 506  Section 4(6)  ULOE

Type of Filing:  New Filing  Amendment

SEC  
MCS San Antonio M/F Invest, LP  
MAY 10 2008

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer

Name of Issuer (  check if this is an amendment and name has changed, and indicate change.)  
MCS San Antonio M/F Invest, LP

Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)  
5950 Berkshire Lane, Suite 270, Dallas, Texas 75225 972-866-7577

Address of Principal Business Operations (if different from Executive Offices) (Number and Street, City, State, Zip Code) Telephone  
[REDACTED]

Washington, DC  
104

Brief Description of Business  
Real Estate Investment



Type of Business Organization

corporation  limited partnership, already formed  other: (please specify):  
 business trust  limited partnership, to be formed

Actual or Estimated Date of Incorporation or Organization: Month Year  Actual  Estimated  
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:  
CN for Canada; FN for other foreign jurisdiction) DE

GENERAL INSTRUCTIONS

**Federal:**  
*Who Must File:* All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq or 15 U.S.C. 77d(6).  
*When To File:* A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.  
*Where To File:* U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.  
*Copies Required:* Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or hear typed or printed signatures.  
*Information Required:* A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.  
*Filing Fee:* There is no federal filing fee.

**State:**  
This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

**A. BASIC IDENTIFICATION DATA**

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer.
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)

MCS San Antonion M/F Invest GP

Business or Residence Address (Number and Street, City, State, Zip Code)

5950 Berkshire Lane, Suite 270, Dallas, Texas 75225

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)

M. Clay Smith

Business or Residence Address (Number and Street, City, State, Zip Code)

5950 Berkshire Lane, Suite 270, Dallas, Texas 75225

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)

Rick W. Waggoner

Business or Residence Address (Number and Street, City, State, Zip Code)

5950 Berkshire Lane, Suite 270, Dallas, Texas 75225

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)

Neill Touchstone

Business or Residence Address (Number and Street, City, State, Zip Code)

5950 Berkshire Lane, Suite 270, Dallas, Texas 75225

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)

MCS San Antonio M/F Invest Partners

Business or Residence Address (Number and Street, City, State, Zip Code)

5950 Berkshire Lane, Suite 270, Dallas, Texas 75225

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)

M. C. Smith Realty, LLC

Business or Residence Address (Number and Street, City, State, Zip Code)

5950 Berkshire Lane, Suite 270, Dallas, Texas 75225

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

**B. INFORMATION ABOUT OFFERING**

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? .....  Yes  No  
 Answer also in Appendix, Column 2, if filing under ULOE.
2. What is the minimum investment that will be accepted from any individual? ..... \$ 50,000.00
3. Does the offering permit joint ownership of a single unit? .....  Yes  No
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.

Full Name (Last name first, if individual)

N/A

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

**C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS**

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box  and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt .....	\$ 0.00	\$ 0.00
Equity .....	\$ 0.00	\$ 0.00
	<input type="checkbox"/> Common <input type="checkbox"/> Preferred	0.00
Convertible Securities (including warrants) .....	\$ 0.00	\$
Partnership Interests .....	\$ 2,500,000.00	\$ 2,450,000.00
Other (Specify _____) .....	\$	\$
<b>Total</b> .....	<b>\$ 2,500,000.00</b>	<b>\$ 2,450,000.00</b>

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."

	Number Investors	Aggregate Dollar Amount of Purchases
Accredited Investors .....	21	\$ 2,450,000.00
Non-accredited Investors .....		\$
<b>Total (for filings under Rule 504 only)</b> .....		<b>\$</b>

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.

Type of Offering	Type of Security	Dollar Amount Sold
Rule 505 .....		\$
Regulation A .....		\$
Rule 504 .....		\$
<b>Total</b> .....		<b>\$ 0.00</b>

4 a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees .....	<input type="checkbox"/>	\$ 0.00
Printing and Engraving Costs .....	<input type="checkbox"/>	\$ 0.00
Legal Fees .....	<input type="checkbox"/>	\$ 0.00
Accounting Fees .....	<input type="checkbox"/>	\$ 0.00
Engineering Fees .....	<input type="checkbox"/>	\$ 0.00
Sales Commissions (specify finders' fees separately) .....	<input type="checkbox"/>	\$ 0.00
Other Expenses (identify) <u>investment fee and operating and marketing expenses</u> .....	<input checked="" type="checkbox"/>	\$ 100,000.00
<b>Total</b> .....	<input checked="" type="checkbox"/>	<b>\$ 100,000.00</b>

**C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS**

b. Enter the difference between the aggregate offering price given in response to Part C — Question 1 and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer." ..... \$ 2,400,000.00

5. Indicate below the amount of the adjusted gross proceed to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C — Question 4.b above.

	Payments to Officers, Directors, & Affiliates	Payments to Others
Salaries and fees .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Purchase of real estate .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Purchase, rental or leasing and installation of machinery and equipment .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Construction or leasing of plant buildings and facilities .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger) .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Repayment of indebtedness .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Working capital .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Other (specify): <u>Acquisition of interests in real estate investment entities</u> .....	<input type="checkbox"/> \$ _____	<input checked="" type="checkbox"/> \$ <u>3,000,000.00</u>
.....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Column Totals .....	<input type="checkbox"/> \$ <u>0.00</u>	<input checked="" type="checkbox"/> \$ <u>3,000,000.00</u>
Total Payments Listed (column totals added) .....		<input checked="" type="checkbox"/> \$ <u>3,000,000.00</u>

**D. FEDERAL SIGNATURE**

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) MCS San Antonio M/F Invest, LP	Signature <i>Rick W. Waggoner</i>	Date <i>5/28/08</i>
Name of Signer (Print or Type) Rick W. Waggoner	Title of Signer (Print or Type) Manager of MCS San Antonio M/F Invest GP, its general partner	

**ATTENTION**

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

**FIRST AMENDMENT TO LIMITED PARTNERSHIP AGREEMENT  
OF MCS SAN ANTONIO M/F INVEST, LP**

This First Amendment to the Limited Partnership Agreement of MCS San Antonio M/F Invest, LP (the "Amendment") is made and entered into effective as of February 4, 2008, by and between MCS San Antonio M/F Invest GP, as General Partner and on behalf of the Limited Partners of MCS San Antonio M/F Invest, LP, a Texas limited partnership (the "Partnership").

WHEREAS, the purpose of the Amendment is to amend the Limited Partnership Agreement of the Partnership dated December 13, 2007, (the "Partnership Agreement"), to correct and update Exhibit "A" of the Partnership Agreement regarding ownership of the limited partner interests in the Partnership and provide for the admission of the parties noted on the attached Exhibit "A" to the Partnership as Limited Partners:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Partnership Agreement is hereby amended as follows:

1. The Exhibit "A" attached hereto and made a part hereof for all purposes, is hereby substituted for the Exhibit "A" previously attached to the Partnership Agreement.
2. All Limited Partners identified on the Exhibit "A" are admitted as such to the partnership for all purposes, effective as of the date of each Limited Partner's respective Initial Capital Contribution as shown on Exhibit "A".
3. Except as amended hereby, the Partnership Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

GENERAL PARTNER:

MCS SAN ANTONIO M/F INVEST GP

By: *Rick W. Waggoner*  
Rick W. Waggoner, Manager

LIMITED PARTNERS:

By: MCS San Antonio M/F Invest GP, as  
attorney in fact for the Limited Partners  
listed on Exhibit "A" attached hereto

By: *Rick W. Waggoner*  
Rick W. Waggoner, Manager

EXHIBIT "A"

	Initial Capital Contribution	Date of Initial Capital Contribution	Post- Payout Percentage
<b>General Partner</b>			
	\$0.00	12/13/2007	0.00%
MCS San Antonio M/F Invest GP			
<b>Limited Partners</b>			
M. Clay Smith	\$500,000.00	12/13/2007	12.90%
Rick Waggoner	\$50,000.00	12/13/2007	1.29%
Neill Touchstone	\$50,000.00	12/13/2007	1.29%
Kaye Cummings Hodges	\$25,000.00	2/12/2008	0.65%
Katherine Claire Hodges	\$50,000.00	2/12/2008	1.29%
Michael D. Krauss	\$50,000.00	3/6/2008	1.29%
Big L., Ltd.	\$50,000.00	2/12/2008	1.29%
Genevieve A. Hodges	\$50,000.00	2/12/2008	1.29%
Caroline Ann Hodges	\$50,000.00	2/12/2008	1.29%
Marshall W. Amis, Jr.	\$100,000.00	2/5/2008	2.58%
Emily Leonard	\$50,000.00	2/8/2008	1.29%
Barbara Bushner	\$50,000.00	2/27/2008	1.29%
Tricia Lehrman	\$50,000.00	3/4/2008	1.29%
Julie Goldstein	\$50,000.00	3/3/2008	1.29%
Elizabeth Leonard	\$100,000.00	2/8/2008	2.58%
Ellen Leonard	\$100,000.00	2/8/2008	2.58%
Leland A. Hodges	\$100,000.00	2/12/2008	2.58%
R. Thomas Miller	\$225,000.00	2/14/2008	5.81%
Lennan Main, Ltd.	\$250,000.00	2/8/2008	6.45%
D. Harold Byrd, Jr.	\$250,000.00	2/4/2008	6.45%
Irwin Krauss	\$250,000.00	2/5/2008	6.45%
AFO Capital, Ltd.	\$250,000.00	3/5/2008	6.45%
Blackfoot Interests, Ltd.	\$250,000.00	2/12/2008	6.45%
The James and Patricia Oesterreicher Family LP	\$150,000.00	2/12/2008	3.87%
MCS San Antonio M/F Invest Partners	\$0.00	6/12/2007	20.00%
<b>Total Capital</b>	<b>\$3,100,000.00</b>		<b>100.00%</b>