



Special Purpose Foreign Trade Subzone Request

Fermi SPE, LLC
3401 Armstrong Ave.
Dallas, TX 75205

July 23, 2025

Sent electronically to: ftz@trade.gov

Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862

Subject: Request for FTZ Subzone Outside Alternative Site Framework Service Area

Dear FTZ Board,

On behalf of Fermi SPE, LLC, we respectfully request approval to establish a special purpose foreign trade subzone for a major infrastructure project in Carson County, Texas per the U.S. Foreign Trade Zones Act of 1934 as codified in 19 U.S.C. Section 81a. The application and attachments are attached hereto.

About the Project

The Matador project—officially titled the *President Donald J. Trump Advanced Energy and Intelligence Campus*—is a 5,750-acre development that will house a natural gas plant, a modular nuclear facility, and the largest data center in the United States. Fermi SPE, LLC (Fermi) will be the FTZ operator of the subzone. Subzone “users” will be the data center tenants which will include high-growth AI technology leaders.

Fermi is a Texas-based nuclear power developer, and a member of the Texas Nuclear Alliance. The Fermi team has over 150 years of energy experience in North America and Texas collectively. Their approach to nuclear development is to assimilate the best Texas has to offer in overlooked places. Fermi America’s vast energy experience and commitment to taking an innovative approach to nuclear power is essential for ensuring the reliable, resilient energy landscape a growing Texas needs.

They are now using their experience in expertise in nuclear and natural gas power generation to support and bolster production in AI data center development, to power a 5000 MW data center in Carson County, which will be home to the largest data center in the country.

This application seeks authority for the importation of merchandise and equipment in the production of data storage and computing power by a data center.



Special Purpose Foreign Trade Subzone Request

The merchandise that will be imported for use in production of data storage and computing power will be chillers, cooling towers, battery banks, diesel generators, transformers, air handling units, computer room air handlers, cooling distribution units, electrical componentry, and servers.

Role and Objective of the Subzone

The campus in Panhandle, Texas in Carson County represents a generational opportunity to anchor America's energy resilience, digital sovereignty, and industrial competitiveness. This campus—designated for subzone status—will house a next-generation natural gas plant, a modular nuclear facility, and the nation's largest data center.

The objectives of the subzone are two-fold; to provide an answer to the energy emergency and bolster US AI data computing capabilities in an increasingly digital world.

The co-location of natural gas and nuclear power generation facilities ensures 24/7 base load generation capacity—meeting not only regional grid demands but supporting large-scale industrial users, including the adjacent data center. The data center will surpass current national capacity benchmarks, anchoring sovereign cloud operations, AI training, and secure federal workloads.

The United States currently has a strategic, economic, and national security priority to bolster US data center production. A data distribution center operates by housing and managing a large collection of servers, storage devices, and network equipment within a secure facility, allowing for the storage, processing, and distribution of vast amounts of digital data through interconnected systems, essentially acting as the central hub for accessing and managing information across a network, whether for a business or cloud service provider.

The construction and operation of campus will enable the state of Texas to bolster its data center production and ensure continued American leadership in technology and artificial intelligence by creating incentives to invest in production of critical items like chips and servers domestically by allowing data centers who demand these products to leverage zone-to-zone transfers between suppliers of critical components such as servers, and generators, and power distribution units, many of which are currently being produced in other US foreign trade subzones, allowing the US tech industry to replicate the kind of strategic supply chain synergies that China has built around manufacturing.

Why this matters

Powering the Digital Economy

Data centers are now akin to a public utility, as essential to economic growth as roads and power lines. This project will ensure 24/7 base-load power from domestic sources to support advanced computing and next-gen innovation—right here in Texas.

A National Response to an Energy Emergency

In light of Executive Order 14156, which declared a national energy emergency, this campus directly supports the federal call for resilient, U.S.-controlled energy and computing infrastructure.



Special Purpose Foreign Trade Subzone Request

Job Creation and Economic Impact

The campus will create up to 7,400 jobs during peak construction and between 1,000-1,200 permanent, high-quality jobs in IT, engineering, logistics, security, maintenance, and power plant operations. We are committed to building partnerships with regional schools and training providers to prepare local workers for these roles.

No Cost to the Public

Fermi will assume full responsibility for all costs related to operating the subzone. No public funding has been requested.

Global Competitiveness, Local Impact

By supporting subzone designation, you will help position Amarillo and Carson County as national leaders in innovation. This FTZ designation will reduce operational costs, attract new investment, and create ripple effects across industries—while ensuring the U.S. remains competitive in an increasingly digital, high-tech global economy.

National Security & Strategic Supply Chains

This project is not just industrial—it's foundational to U.S. national security. This ensures domestic control over energy production and digital storage, and reduces vulnerability to foreign-controlled infrastructure. This supports defense and critical services that depend on uninterrupted power and data access. As AI and digital infrastructure become the backbone of everything from national defense to healthcare, it is vital that we secure and localize this capacity. Subzone status enhances physical and cybersecurity oversight, ensures CBP control over sensitive imports, and allows for direct shipment to a secured domestic site—a level of protection not available under other trade programs.

We welcome the opportunity to meet with you and your team at your convenience to answer questions and discuss next steps. Thank you for your time, your leadership, and your consideration of this transformative request.

Sincerely,

Shannon Bryant

President & CEO

Trade-IQ, LLC

(920) 286-2684

shannon.bryant@trade-iq.com

**Application for Subzone Designation
(Traditional Site Framework or Outside Alternative Site Framework Service Areas)**

Instruction Sheet

This collection of information contains Paperwork Reduction Act (PRA) requirements approved by the Office of Management and Budget (OMB). Notwithstanding any other provision of law, no person is required to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the PRA unless that collection of information displays a currently valid OMB control number. Public reporting burden for this collection of information is estimated to average 3.5 hours, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons wishing to comment on the burden estimate or any aspect of this collection of information, or offer suggestions for reducing this burden, should send their comments to the ITA Reports Clearance Officer, International Trade Administration, U.S. Department of Commerce, 14th and Constitution Avenue, NW, Washington, DC 20230.

No zone, subzone, zone expansion/reorganization/modification, or production authority may be approved unless a completed application has been received (19 U.S.C. 81a-81u; 15 CFR Part 400). The Foreign-Trade Zones Board has no authority to finance zone projects. Its approval is in the form of a grant of authority (license) for operating a facility under foreign-trade zone procedures. The basic requirements for foreign-trade zone applications are found in the regulations of the Foreign-Trade Zones Board (15 CFR Part 400), including Sections 400.21 through 400.25. Application formats are available on the [FTZ Board web site](#).

Corporations submitting applications must be qualified to apply under the laws of the state in which the zone is to be located. Applicants may submit drafts of their applications to the FTZ Staff, which can provide comments and technical assistance in interpreting the Board's regulations.

Applicants should note that conduct of their proposed activity under FTZ procedures would result in an additional, ongoing information-collection burden associated with the Annual Report from Foreign-Trade Zones (OMB Control No. 0625-0109).

FTZ Staff
March 2013

Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862



APPLICATION FOR SUBZONE DESIGNATION
(Traditional Site Framework or Outside Alternative Site Framework Service Areas)

NOTE: This format is only for requesting or expanding a “Subzone” for Traditional Site Framework (TSF) FTZs or for a location outside a “Service Area” under the Alternative Site Framework (ASF). For Subzone designation within an ASF Service Area, there is a separate, simpler format (ASF Minor Boundary Modification).

INSTRUCTIONS

General: The actual submitted request may take the form of a letter from the grantee requesting approval and answering each question listed below. Alternatively, the request may include a cover letter from the grantee identifying the specific subzone for which it is requesting approval and then a separate document answering the questions below. Leave the language of each question in place (including its number) and provide your response directly below each question.

Sites versus Parcels: A "site" is comprised of one or more generally contiguous parcels of land organized and functioning as an integrated unit, such as all or part of an industrial park or airport facility. If parcels do not meet that definition, they must be treated as separate sites.

Submitted Request Must Be Complete: The FTZ Staff cannot process submitted subzone applications that do not meet each of the small number of requirements delineated in the FTZ Board’s regulations. Incomplete submitted requests or documents submitted separately will be returned to the sender. The FTZ Staff also cannot assemble complete applications from individual elements submitted separately.

Submission of Completed Application: Submit the final application by email (ftz@trade.gov) (Adobe PDF format preferred; you may use MS Word format if you are unable to submit PDF). The application must include color maps and signed versions of all letters.

Filing fees: The FTZ Regulations require a filing fee of \$ 4,000 or \$ 6,500 for a subzone application (see 15 CFR 400.29(b)(2) for details). Payments must be submitted through pay.gov by credit card or ACH (eCheck) transaction. Your regional representative will create an invoice in pay.gov when the completed application has been received.

Timing: Under the FTZ Board’s regulations, a proposed subzone that will be subject to a zone’s activation limit (as defined in §400.2(b)) can be processed within a 3-month timeframe (rather than 5 months if it will not be subject to the zone’s activation limit). Therefore, the application must indicate whether the subzone is proposed to be subject to the zone’s activation limit.

When an application has been docketed, the FTZ staff will publish a notice in the *Federal Register* opening a public comment period. The applicant also must publish notice in a local newspaper describing the proposal.



APPLICATION FOR SUBZONE DESIGNATION
(Traditional Site Framework or Outside Alternative Site Framework Service Areas)

QUESTIONS

1. Please mark the appropriate space below to indicate whether you are requesting that the proposed subzone be subject to your zone's activation limit. (See instructions above for further explanation.)

☒ Subject to zone's activation limit (3-month process)

☐ Not subject to zone's activation limit (5-month process)

2. List the address of the site(s), including the jurisdiction in which the site falls (town, city, county).

The site is located in Panhandle, Texas, Carson County. Please see the surveys in Exhibit A for additional details on site location. There is not currently an address at this site.

3. State the proposed acreage of the site(s).

The proposed site is 988.78 Acres. Please see the Detailed Site Map in Exhibit B for additional details.

4. Indicate the company for which the site(s) will be designated.

The FTZ operator of the site will be Fermi SPE, LLC which is a wholly owned subsidiary of Fermi, LLC.

5. Provide a summary of the company's planned activities.

At this site the company plans to engage in production of power generation through Nuclear, Natural Gas, and Solar technologies. The company intends to develop and deploy power generation capabilities for used by data centers on the campus.

6. Indicate the current zoning and the existing and planned buildings (including square footage) for the site(s). (Note: Sites (or areas within a site) with inappropriate zoning – such as agricultural, retail, or residential – are not eligible for FTZ status and should not be proposed in any subzone application.)

Zoning at this location is general use.

Please see below for a complete list of buildings, acreage, square footage, quantity of buildings, and construction dates for additional details.



Area Number	Description	Acres	Number of Planned Buildings	Zone Pads	Total Zone Pad Area Square Footage
N2	Nuclear Facility	287.78	0	4	1,000,000
S2	Sub Station	95.3	0	2	653,068
W1	Solar Area	94.2	Solar Field		
G1+S1	Natural Gas + Sub Station	102.55	0		603,908
W4	Solar Area	117.2	Solar Field		
G2	Natural Gas Facility	230.78	0	3	1,451,516
S3	Sub Station	60.97	0	1	326,534

Total

988.78	0	4,035,026
Acres	Buildings	Square ft

7. Confirm that FTZ designation or the use of FTZ procedures is not a requirement or a precondition for future activity or construction at the site(s).

We confirm that FTZ designation is not a requirement or precondition or future activity or construction at the site.

8. List the owner(s) of the site(s). (If a site(s) is not owned by the grantee or the company planning to use the site(s) – as named in response to Question 4 above – then provide a "Right to Use" attachment with documentation demonstrating the right to use the site. Such evidence could be a signed letter from the proposed operator on its letterhead attesting to its right to use the property or a letter of concurrence from the owner of the new site.)

The site owner is Texas Tech University. The property is leased to Fermi SPE, LLC in a Right to Share Ground Lease Agreement for the next 99 years from the Texas Tech University System, an agency of the State of Texas.

Please Exhibit A for "Right to Use" confirmation in the addendum.

9. Do you commit to work with U.S. Customs & Border Protection (CBP), as appropriate, to meet current and future CBP requirements for its automated systems (such as ACE) and to meet any CBP security requirements related to activation?

Yes, Fermi SPE, LLC commits to meeting current and future CBP requirements for automated systems and security.



ATTACHMENTS

Attach the documents listed below (items 10 and 11, plus 12 if applicable) directly behind the text of your request.

10. In an attachment called "Legal Authority for Application," include a copy of: 1) the state's current enabling legislation regarding FTZs and 2) the section(s) of the zone grantee's charter or organization papers pertinent to FTZ sponsorship. (For grantees that are non-public, also provide evidence of the organization's current legal standing with the state. This can include a letter or documentation from an appropriate state official or from the state's official website.)

Please see links below for states enabling legislation, grantee charter and organization papers.

See Exhibit D. 1 for States current enabling legislation regarding FTZ's: [BUSINESS AND COMMERCE CODE CHAPTER 681. FOREIGN TRADE ZONES](#)

See Exhibit D.2 FTZ 252 Zone Schedule: [Zone Details - FTZ](#)

See Exhibit D.3 Grant of Authority

11. Attach a clear and detailed site map showing existing and planned structures. The site boundaries must be outlined clearly in red. Note that if streets or similar landmarks are not legible on the site map, you will also need to provide a detailed street map with the proposed site's boundaries in red. Any map should be no larger than letter-sized (8 1/2" x 11") and clearly labeled, with legends provided for any markings.

Please see attached in Exhibit B: Project Matador Site Map

12. If your state (such as TX, KY, AZ) has one or more taxes for which collections will be affected by the proposed FTZ designation of the new site(s), please attach all of the following:

- A. An explanation of the specific local taxes that will be affected;
- B. A stand-alone letter that:
 - Lists all of the affected parties;
 - Includes a statement below the list certifying that this is a complete list of all parties that would be affected by this particular request; and,
 - Is signed by an official of the grantee organization.
- C. Correspondence from all of the affected parties (such as a local school board) indicating their concurrence (or non-objection) regarding the proposed FTZ designation.

Action required; grantee has in process.

See Exhibit C1-C3: Taxation Impact Letters

List of affected parties:



Type of Tax	Entity Impacted	How are they impacted?	Concurrence
Property Tax (Inventory Taxes)	Carson County,	Merchandise held in an FTZ is generally exempt from ad valorem taxation while in zone status (i.e., before it enters U.S. commerce). This means: Raw materials, components, and finished goods in inventory may not be taxed locally. Buildings and land are still taxed, but inventory and certain equipment may be exempt depending on classification and use.	Yes, See exhibit C.1
Property Tax (Inventory Taxes)	Panhandle Independent School District		Yes, See exhibit C.2
Property Tax (Inventory Taxes)	Panhandle Groundwater Conservation District #3	A property tax on real property (typically at a very low rate — e.g., ~\$0.005 to \$0.02 per \$100 of assessed value). Well registration and groundwater use fees, typically based on: • Number of wells • Volume of water pumped	Yes, See exhibit C.3

Attachments/Exhibits:

- A. Right to Use Documentation (Ground Lease) & Land Survey
- B. Detailed Site Map
- C. **Taxation Impact Letter – Grantee**
 - C.1 Concurrence Letter – Carson County**
 - C.2 Concurrence Letter – Independent School Board**
 - C.2 Concurrence Letter – Local Water Authority**
- D. Legal Authority for Application
 - D.1 State Legal Authority
 - D.2 Grantee Legal Authority: FTZ 252 Zone Schedule
- E. Grantee Sponsorship
- F. Grantee Operator Agreement

Notification Requesting Production Authority

Instruction Sheet

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FTZ Staff
March 2013

Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862

Notification Requesting FTZ Production Authority

Grantees or operators may submit production notifications to the Board's Executive Secretary at: ftz@trade.gov. If an operator submits the application, it must also provide a copy to the grantee. The grantee or operator submitting the notification must at the same time provide a copy to the U.S. Customs and Border Protection (CBP) office with oversight responsibility for the zone.

If you are requesting an expansion of an existing scope of authority (new foreign-status components or finished products) you should only list the proposed new finished products and/or foreign-status components in the production notification.

To help us review your notification as quickly as possible, please include the question number and the text of the question prior to your response to each question. If you have questions, contact the FTZ Board staff at (202) 482-2862.

Company and FTZ Site(s)

1. State a) the FTZ user (company for whose benefit the activity would be conducted) and b) the zone/subzone locations (including site numbers) at which the activity would be conducted.

The FTZ user will be the same as the operator, Fermi SPE, LLC.

Proposed Activity

2. Provide a short summary (generally no more than a few paragraphs) of the activity that you propose to conduct under FTZ procedures.

Under Foreign-Trade Zone (FTZ) procedures, the facility will import, store, and utilize domestic and certain foreign-sourced equipment, components, and materials necessary for the generation of electrical power from both natural gas and nuclear sources. The activity will encompass the receipt and installation of large-scale generating equipment, turbines, reactors, control systems, and ancillary infrastructure, as well as the importation of spare parts and maintenance items.

Natural gas-fired operations will involve converting imported and domestic components into functional generating units to produce electricity for data center operations and regional distribution. Nuclear operations will focus on the assembly, operation, and maintenance of modular reactor systems using both foreign and domestic parts under strict regulatory oversight.

The solar power generation will involve the importation and installation of solar equipment in the solar fields area such as solar panels, inverters, batteries for the purposes of producing electrical energy.

FTZ designation will enable deferral, reduction, or elimination of customs duties on imported components, particularly for parts that are re-exported, scrapped, or consumed during generation processes. FTZ designation will facilitate the use of zone-to-zone transfers of merchandise produced within a domestic FTZ. The project will strengthen U.S. energy capacity, support critical data infrastructure, and improve cost efficiency by reducing tariff and supply chain burdens, while maintaining full compliance with all applicable U.S. Customs, NRC, and DOE regulations.

Products and Components

3. Are any of the listed foreign-status components/inputs subject to a trade-related measure or proceeding (such as an AD/CVD order or proceeding, suspension of liquidation under AD/CVD procedures, or Section 201/204/232/301/337/421/1702 orders)? If yes, explain. *Note that FTZ authority is not specific to country of origin so this question should be answered for all trade measures regardless of whether the component/input is currently sourced from a country subject to such a measure.*

No products entered into the zone are subject to an AD/CVD order at this time to our knowledge.

4. Using the tables that follow (inserting additional rows, as needed), list the finished products and foreign-status components/inputs that you propose for production under FTZ procedures. Your list of finished products and foreign-status components/inputs should encompass both actual/planned activity and potential activity for which you request authority. Any FTZ Board authorization of the activity in your notification would only extend to the specific finished products and foreign-status components/inputs listed in your notification (that is, your “scope of authority”). For each finished product and foreign-status component/input, provide a physical description (not the description from the HTSUS), 6-digit HTSUS number, and current U.S. duty rate.

Table 1- Finished Products

Physical Description (not HTSUS description)	HTSUS No.	Duty Rate
Electrical Energy	2716.00.0000	Free

Table 2 - Foreign-Status Components

Physical Description (not HTSUS description)	HTSUS No.	Duty Rate
Generator	8501.31.8100	2.5%
Medium Voltage Transformer (MVS)	8504.23.0080	1.6%
Steam-Turbine Generator	8502.39.0040	2.5%
Nuclear Reactor Vessels	8401.10.0000	3.3%
Reactor vessel internals (parts of nuclear reactors)	8401.40.0000	3.3%
Isotopic separation machinery	8401.20.0000	2.6%
Fuel elements cartridges	8401.30.0000	3.3%
Torus Reactor	8401.10.0000	3.3%
6B (incl. steam turbine)	8411.82.8090	2.5%
Coolant Distribution Unit	8419.89.9585	4.2%
Control rod drives	8401.40.0000	3.3%
Cooling loop controls	9032.89.6015	1.7%
Diesel Generator	8502.39.0080	2.5%
Nuclear fuel handling equipment	8428.90.0390	Free
Reactor coolant pumps	8413.81.0040	Free
SGT-800 – Siemens Gas Turbine	8411.82.8090	2.5%
Substation Equipment	8504.40.7018	Free
TM-2500 – GE Gas Turbine	8411.82.8090	2.5%
Solar Panels	8541.43.0010	Free
Solar Panels	8541.43.0080	Free
Inverter	8504.90.9650	Free



TEXAS TECH UNIVERSITY SYSTEM

Tedd L. Mitchell, M.D.
Chancellor

June 12, 2025

VIA ELECTRONIC MAIL

FERMI SPE, LLC
Attn: Griffin Perry
Griffin@fermiamerica.com

Re: Right to Share Ground Lease Agreement dated as of May 14, 2025 (the "Ground Lease") by and among The Texas Tech University System, an agency of the State of Texas ("TTUS"), Texas Tech University, a Texas public institution of higher education and member of the Texas Tech University System (the "University", and together with TTUS, "Landlord"), and FERMI SPE, LLC, a Delaware limited liability company ("Tenant"); all capitalized terms used in this letter shall have the same meanings given such terms in the Ground Lease

Dear Mr. Perry

The Texas Tech University System, an agency of the State of Texas, and Texas Tech University, a Texas public institution of higher education and member of the Texas Tech University System (collectively, "Texas Tech"), are the sole owners of the property described on Exhibit A attached hereto (the "Property"). We hereby confirm that FERMI SPE, LLC, a Delaware limited liability company, has the right to use the Property in accordance with the terms and conditions of that Ground Lease Agreement dated as of May 14, 2025, by and between Texas Tech, as landlord, and Fermi SPE, LLC, as tenant.

Sincerely,

THE TEXAS TECH UNIVERSITY SYSTEM,
an agency of the State of Texas

By: _____

Tedd L. Mitchell, M.D.
Chancellor

TEXAS TECH UNIVERSITY,
a Texas public institution of higher education and
member of the Texas Tech University System

By: _____

Lawrence Schovanec
President



TEXAS TECH UNIVERSITY SYSTEM

Tedd L. Mitchell, M.D.
Chancellor

June 12, 2025

VIA ELECTRONIC MAIL

FERMI SPE, LLC
Attn: Griffin Perry
Griffin@fermiamerica.com

Re: Ground Lease Agreement dated as of May 14, 2025 (the "Ground Lease"), by and among The Texas Tech University System, an agency of the State of Texas ("TTUS"), Texas Tech University, a Texas public institution of higher education and member of the Texas Tech University System (the "University", and together with TTUS, "Landlord"), and FERMI SPE, LLC, a Delaware limited liability company ("Tenant"); all capitalized terms used in this letter shall have the same meanings given such terms in the Ground Lease

Dear Mr. Perry,

In addition to the disclosure rights of Tenant already provided under the Ground Lease, Landlord hereby consents and agrees that Tenant may provide a copy of the Ground Lease to any third parties on an as needed basis (as determined by Tenant in its reasonable discretion) for the development and/or operation of the Project, including, without limitation, as needed in response to requests of any regulatory agency or any other governmental or quasi-governmental entity.

Sincerely,

THE TEXAS TECH UNIVERSITY SYSTEM,
an agency of the State of Texas

By: 
Tedd L. Mitchell, M.D.
Chancellor

TEXAS TECH UNIVERSITY,
a Texas public institution of higher education and
member of the Texas Tech University System

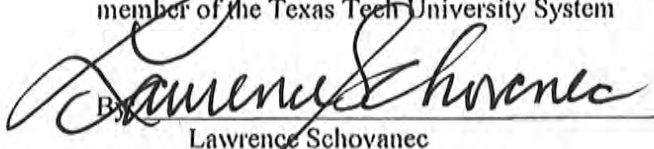
By: 
Lawrence Schovanec
President

EXHIBIT A
DESCRIPTION OF LAND

**A 5801.99-ACRE TRACT IN
THE W.P. SNODGRASS SURVEY, ABST. NO. 1201,
SURVEY 6, LYMAN BREWER SURVEY, ABST. NO. 1328,
SURVEY 6 ½, LYMAN BREWER SURVEY, ABST. NO. 1329 &
BLOCK M-4, JOHN H. GIBSON SURVEY,
CARSON COUNTY, TEXAS**

A 5801.99-acre tract of land in the W.P. Snodgrass Survey, Abstract Number 1201, Survey 6, Lyman Brewer Survey, Abstract Number 1328, Survey 6-1/2, Lyman Brewer Survey, Abstract Number 1329 and Block M-4 of the John H. Gibson Survey, situated in Section 30 (Abstract 1096), Section 31 (Abstract 75), Section 39 (Abstract 79), Section 40 (Abstract 878), Section 41 (Abstract 80), Section 46 (Abstract 986), Section 47 (Abstract 83), Section 48 (Abstracts 1024 and 1420), Section 56 (Abstract 1160), Section 57 (Abstract 88), Section 58 (Abstract 1061), Section 59 (Abstract 89), and Section 60 (Abstract 1112) of said Block M-4, John H. Gibson Survey, Carson County, Texas, being a portion of those certain tracts conveyed to Texas Technological College described in Schedule "A" of a deed without warranty recorded in Volume 86, Page 418 of the Deed Records of Carson County, Texas, said 5801.99-acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set in northwest line of the Burlington Northern and Santa Fe (BNSF) railroad right-of-way, being the northwest line of those certain tracts of land conveyed to the Southern Kansas Railway Company of Texas and the Panhandle and Santa Fe Railway Company, described in deeds recorded in Volume 14, Pages 170, 177, 178, 179, 207, 208, 209, 212, 339 and 344 and Volume 38, Pages 224, 226, 227, 229, 231 and 232 and Volume 40, Page 176 and Volume 42, Page 51 of the Deed Records of Carson County, Texas, said beginning point being in the west right-of-way line of F.M. Highway 2373, as shown on Texas Department of Transportation right-of-way maps on file and as dedicated with Volume 10, Page 209 of the Commissioner's Court Records of Carson County, Texas, for the southeast corner of this tract, said beginning point having coordinates of NORTHING: 3,749,280.64 and EASTING: 643,847.19, Texas Coordinate System, North Zone 4201, North American Datum of 1983, whence a 1/2-inch iron rod with a red plastic cap marked "FURMAN" found at the southeast corner of said Section 30 bears *North 89 degrees 47 minutes 24 seconds East* a distance of 65.87 feet and *South 00 degrees 12 minutes 36 seconds East* a distance of 2241.14 feet and a found TxDOT Type I concrete right-of-way monument bears *South 00 degrees 05 minutes 06 seconds East* a distance of 13.10 feet;

(1) **THENCE** *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, at a distance of 5574.44 feet pass the common line of said Sections 30 and 40, continuing for a total distance of 6573.02 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection in the common line of said Sections 40 and 41, at a point of intersection for a corner of this tract, whence the calculated common corner of said Sections 40, 41, 46 and 47 bears *South 89 degrees 16 minutes 19 seconds West* a distance of 4356.39 feet;

(2) THENCE *North 89 degrees 16 minutes 19 seconds East*, along the common line of said Sections 40 and 41 and the northwest line of said BNSF right-of-way, a distance of 14.72 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract, whence a 1/2-inch iron rod with a plastic cap marked "RPLS 4928" found at the common corner of said Sections 30, 40 and 41 bears *North 89 degrees 16 minutes 19 seconds East* a distance of 921.17 feet;

(3) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, at a distance of 4655.34 feet pass the common line of said Sections 41 and 46, continuing for a total distance of 6064.74 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract;

(4) THENCE *South 20 degrees 35 minutes 15 seconds East*, along the northwest line of said BNSF right-of-way, at a distance of 2.53 feet pass a found bent 1/2-inch iron rod, continuing for a total distance of 25.00 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract;

(5) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 4245.24 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set in the common line of said Sections 46 and 59, at a point of intersection for a corner of this tract, whence a 1/2-inch iron pipe found at the south common corner of said Sections 46 and 50 bears *South 00 degrees 00 minutes 09 seconds West* a distance of 1767.94 feet;

(6) THENCE *North 00 degrees 00 minutes 09 seconds East*, along the northwest line of said BNSF right-of-way and the common line of said Sections 46 and 59, a distance of 53.41 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract, whence a found damaged 3-inch aluminum monument marked "PANTEX" bears *South 47 degrees 37 minutes 23 seconds West* a distance of 4.54 feet and a 1-1/2 inch iron pipe found at the common corner of said Sections 46, 47, 58 and 59 bears *North 00 degrees 00 minutes 09 seconds East* a distance of 3472.84 feet;

(7) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 1474.36 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract;

(8) THENCE *North 20 degrees 35 minutes 15 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 25.00 feet to a "T" rail found at a point of intersection for a corner of this tract;

(9) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 1693.48 feet to a point of intersection for a corner of this tract, whence a found "T" rail bears *North 62 degrees 25 minutes 46 seconds East* a distance of 1.16 feet and a 1/2-inch iron rod with a plastic cap marked "KELLEY RPLS 1583" bears *North 77 degrees 00 minutes 39 seconds East* a distance of 1.02 feet;

(10) THENCE *North 20 degrees 35 minutes 15 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 50.00 feet to a "T" rail found at a point of intersection for a corner of this tract;

(11) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 150.00 feet to a point of intersection for a corner of this tract, whence a found "T" rail bears *North 87 degrees 33 minutes 19 seconds East* a distance of 1.63 feet;

(12) THENCE *South 20 degrees 35 minutes 15 seconds East*, along the northwest line of said BNSF right-of-way, a distance of 50.00 feet to a "T" rail found at a point of intersection for a corner of this tract;

(13) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 1155.24 feet to a "T" rail found at a point of intersection for a corner of this tract;

(14) THENCE *South 20 degrees 35 minutes 15 seconds East*, along the northwest line of said BNSF right-of-way, a distance of 25.00 feet to a "T" rail found at a point of intersection for a corner of this tract;

(15) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 884.96 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set in the common line of said Sections 59 and 60, at a point of intersection for a corner of this tract, whence the calculated west common corner of said Sections 59 and 60 bears *South 89 degrees 17 minutes 01 seconds West* a distance of 252.63 feet and a 1/2-inch iron pipe found at the southwest corner of Section 61, Block M-4, John H. Gibson Survey bears *South 89 degrees 17 minutes 01 seconds West* a distance of 252.63 feet and *South 00 degrees 13 minutes 29 seconds East* a distance of 10574.46 feet and a 1/2-inch iron rod found at the northwest corner of Section 53, Block M-4, John H. Gibson Survey bears *South 89 degrees 17 minutes 01 seconds West* a distance of 252.63 feet and *North 00 degrees 13 minutes 29 seconds West* a distance of 37021.73 feet;

(16) THENCE *North 89 degrees 17 minutes 01 seconds East*, along the northwest line of said BNSF right-of-way and the common line of said Sections 59 and 60, a distance of 73.55 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract, whence a found "T" rail bears *North 69 degrees 24 minutes 45 seconds East* a distance of 48.66 feet;

(17) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, at a distance of 347.91 feet pass the west line of said Section 60, same being the east line of said W.P. Snodgrass Survey, Abstract Number 1201, continuing for a total distance of 1984.25 feet to a "T" rail found at a point of intersection for a corner of this tract;

(18) THENCE *North 20 degrees 35 minutes 15 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 75.00 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract;

(19) THENCE *South 69 degrees 24 minutes 45 seconds West*, along the northwest line of said BNSF right-of-way, a distance of 321.47 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set in the east right-of-way line of F.M. Highway 683 as shown on Texas Department of Transportation (TxDOT) right-of-way maps, for the southwest corner of this tract, said southwest corner having coordinates of NORTHING: 3,740,752.55 and EASTING: 620,944.51, Texas Coordinate System, North Zone 4201, North American Datum of 1983, whence a rebar with a 2-1/2-inch aluminum cap marked "FURMAN LAND SURVEYORS" found in the west line of said W.P. Snodgrass Survey bears *South 69 degrees 24 minutes 45 seconds West* a distance of 78.11 feet and *South 00 degrees 01 minutes 36 seconds West* a distance of 4593.41 feet and a rebar with a 2-1/2-inch aluminum cap marked "RPLS 4664" found at the southwest corner of said W.P. Snodgrass Survey bears *South 69 degrees 24 minutes 45 seconds West* a distance of 78.11 feet, *South 00 degrees 01 minutes 36 seconds West* a distance of 4593.41 feet and *South 00 degrees 12 minutes 40 seconds West* a distance of 5282.52 feet;

(20) THENCE *North 00 degrees 01 minutes 55 seconds West*, along the east right-of-way line of said F.M. Highway 683, at a distance of 886.33 feet pass the common line of said W.P. Snodgrass Survey and Survey 6, Lyman Brewer Survey, Abstract Number 1328, continuing at a distance of 15701.11 feet pass the common line of said Survey 6, Lyman Brewer Survey and said Survey 6-1/2, Lyman Brewer Survey, Abstract Number 1329, continuing for a total distance of 17825.82 feet to a point in concrete for the northwest corner of this tract, said northwest corner having coordinates of NORTHING: 3,758,573.90 and EASTING: 620,934.54, Texas Coordinate System, North Zone 4201, North American Datum of 1983, whence the center of a 3-inch aluminum monument marked "PANTEX 1984" found in concrete bears *North 89 degrees 31 minutes 57 seconds West* a distance of 0.36 feet and a found 1/2-inch iron rod with a plastic cap marked "RPLS 4268" bears *South 89 degrees 21 minutes 53 seconds East* a distance of 69.92 feet and a 1/2-inch iron rod found in the west line of said Survey 6-1/2, Lyman Brewer Survey bears *North 89 degrees 58 minutes 24 seconds West* a distance of 54.83 feet and *North 00 degrees 01 minutes 36 seconds East* a distance of 4067.08 feet;

(21) THENCE *South 89 degrees 31 minutes 57 seconds East*, at a distance of 1801.76 feet pass the common line of said Survey 6-1/2, Lyman Brewer Survey and said Section 56, Block M-4, continuing for a total distance of 2936.27 feet to a 3-inch aluminum monument marked "PANTEX" found in concrete at a point of intersection for a corner of this tract;

(22) THENCE *North 44 degrees 53 minutes 03 seconds East* a distance of 1409.29 feet to a 1/2-inch iron rod with a plastic cap marked "DAVIS GEOMATICS" found at the southwest corner of a 20.29-acre Soil Deed Restriction Area, described as "Tract 22" in a soil deed certification summary, recorded in Instrument Number 2009-1136 and Volume 509, Page 25 of the Official Public Records of Carson County, Texas, at a point of intersection for a corner of this tract;

- (23) THENCE *North 44 degrees 56 minutes 14 seconds East* a distance of 1478.18 feet to a 1/2-inch iron rod with a plastic cap marked "DAVIS GEOMATICS" found at the northwest corner of said 20.29-acre tract, at a point of intersection for a corner of this tract;
- (24) THENCE *South 89 degrees 31 minutes 21 seconds East* a distance of 248.48 feet to the northeast corner of said 20.29-acre tract, at a point of intersection for a corner of this tract;
- (25) THENCE *South 89 degrees 32 minutes 41 seconds East* a distance of 304.01 feet to a 1/2-inch iron rod with a plastic cap marked "DAVIS GEOMATICS" found at the northwest corner of a 1353.40-acre Groundwater Restriction Area, described as "Tract 24" in a groundwater deed certification summary recorded in Instrument Number 2009-1137 and Volume 509, Page 37 of the Official Public Records of Carson County, Texas, at a point of intersection for a corner of this tract;
- (26) THENCE *South 89 degrees 31 minutes 43 seconds East* a distance of 1515.05 feet to a 1/2-inch iron rod with a plastic cap marked "DAVIS GEOMATICS" found at the most northerly northeast corner of said 1353.40-acre tract for the most northerly northeast corner of this tract, said point having coordinates of NORTHING: 3,760,577.39 and EASTING: 627,975.03, Texas Coordinate System, North Zone 4201, North American Datum of 1983, whence the calculated northeast corner of said Section 56 bears *North 89 degrees 46 minutes 51 seconds East* a distance of 39.01 feet and *North 00 degrees 13 minutes 09 seconds West* a distance of 2121.78 feet;
- (27) THENCE *South 00 degrees 22 minutes 48 seconds East*, along the east line of said 1353.40-acre tract, at a distance of 3166.15 feet pass the common line of said Sections 56 and 57, continuing for a total distance of 6998.97 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract, whence the calculated common corner of said Sections 47, 48, 57 and 58 bears *North 89 degrees 46 minutes 49 seconds East* a distance of 19.43 feet and *South 00 degrees 13 minutes 11 seconds East* a distance of 1453.40 feet;
- (28) THENCE *South 89 degrees 28 minutes 30 seconds East*, along the north line of said 1353.40-acre tract, at a distance of 19.44 feet pass the common line of said Sections 48 and 57, continuing for a total distance of 2355.91 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract;
- (29) THENCE *North 54 degrees 28 minutes 16 seconds East*, along the north line of said 1353.40-acre tract a distance of 2136.22 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract;
- (30) THENCE *North 89 degrees 03 minutes 35 seconds East*, along the north line of said 1353.40-acre tract, at a distance of 1207.55 feet pass the common line of said Sections 39 and 48, continuing at a distance of 2511.72 feet pass a 1/2-inch iron rod with a plastic cap marked "DAVIS GEOMATICS" found at the northwest corner of 476.45-acre Soil Deed Restriction Area, described as "Tract 17" in said soil deed certification summary, recorded in Instrument Number 2009-1136 and Volume 509, Page 25, at a distance of 6494.13 feet pass the common line of said Sections 31 and 39, continuing for a total distance of 11723.88 feet to a 3-inch aluminum monument marked "PANTEX FEB 1984" found in the west right-of-way line of said F.M.

Highway 2373, for the most easterly northeast corner of this tract, said corner having coordinates of NORTHING: 3,754,992.20 and EASTING: 643,834.09, Texas Coordinate System, North Zone 4201, North American Datum of 1983, whence a found 1/2-inch iron rod with a blue cap marked "DAVIS" bears *North 33 degrees 07 minutes 48 seconds East* a distance of 2.21 feet and a found 3-1/2-inch aluminum monument marked "NATIONAL GEODETIC SURVEY" bears *North 25 degrees 17 minutes 03 seconds East* a distance of 2.97 feet;

(31) THENCE *South 00 degrees 11 minutes 06 seconds East*, along the west right-of-way line of said F.M. Highway 2373, at a distance of 1.50 feet pass a Type I concrete TxDOT monument, continuing for a total distance of 26.25 feet to a 1/2-inch iron rod with a plastic cap marked "RPLS 4263" found at the northeast corner of a 52.26-acre tract of land conveyed to Pantex ASC, LLC, described in exhibit "A" in a warranty deed recorded in Instrument Number 2016-00000934 and Volume 650, Page 370 of the Official Public Records of Carson County, Texas, at a point of intersection for a corner of this tract;

(32) THENCE *South 89 degrees 21 minutes 01 Seconds West* a distance of 100.00 feet to a 1/2-inch iron rod with a plastic cap marked "RPLS 4263" found at the most northerly northwest corner of said 52.26-acre tract, at a point of intersection for a corner of this tract;

(33) THENCE *South 45 degrees 25 minutes 02 seconds East*, along the west line of said 52.26-acre tract, a distance of 70.43 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at a point of intersection for a corner of this tract;

(34) THENCE *South 00 degrees 11 minutes 06 seconds East*, along the west line of said 52.26-acre tract, a distance of 1893.74 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at an ell corner of said 52.26-acre tract, at a point of intersection for a corner of this tract;

(35) THENCE *South 89 degrees 48 minutes 54 seconds West* a distance of 1230.38 feet to a 1/2-inch iron rod with a yellow plastic cap found at the most westerly northwest corner of said 52.26-acre tract, at a point of intersection for a corner of this tract;

(36) THENCE *South 00 degrees 05 minutes 06 seconds East* a distance of 1698.80 feet to a 1/2-inch iron rod with a plastic cap marked "RPLS 4263" found at the southwest corner of said 52.26-acre tract, at a point of intersection for a corner of this tract;

(37) THENCE *North 89 degrees 54 minutes 54 seconds East* a distance of 1281.57 feet to a 1/2-inch iron rod with a plastic cap found at the southeast corner of said 52.26-acre tract, in the west right-of-way line of said F.M. Highway 2373, at a point of intersection for a corner of this tract;

(38) THENCE *South 00 degrees 05 minutes 06 seconds East*, along the west right-of-way line of said F.M. Highway 2373, a distance of 2041.58 feet to the **POINT OF BEGINNING**.

DATA CENTERS

PROPERTY -
BOUNDARY

FM 2373

COUNTY
ROAD 8

- PROPERTY
BOUNDARY

DATA CENTERS

N



A horizontal scale bar with a black and white alternating pattern. It is marked with '0' at the left end, '3000' at the midpoint, and '6000' at the right end. The word 'Feet' is written to the right of the bar.

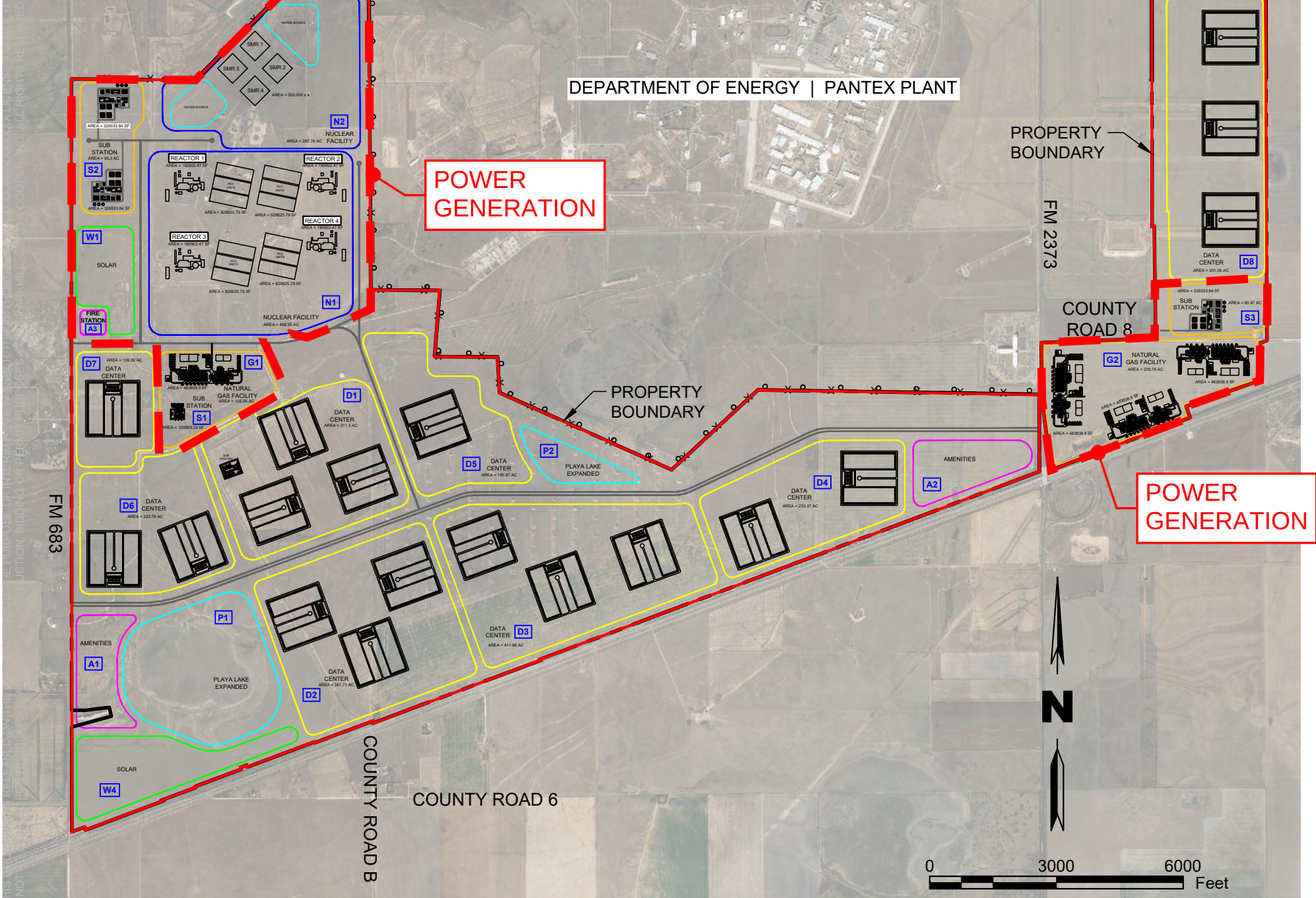
Project Matador



07/14/2025

Parkhill

C1



Amarillo EDC Letterhead

June 25, 2025

FTZ Board

Dear Sir,

Based on our independent investigation, and with cooperation with the Amarillo Economic Development Corporation, we have identified the below parties would be impacted by specific local taxes if Fermi SPE, LLC is granted subzone designation.

Type of Tax	Entity Impacted	How are they impacted?	Concurrence
Property Tax (Inventory Taxes)	Carson County,	Merchandise held in an FTZ is generally exempt from ad valorem taxation while in zone status (i.e., before it enters U.S. commerce). This means: Raw materials, components, and finished goods in inventory may not be taxed locally. Buildings and land are still taxed, but inventory and certain equipment may be exempt depending on classification and use.	03/18 MEETING
Property Tax (Inventory Taxes)	Panhandle Independent School District		03/28 MEETING
Property Tax (Inventory Taxes)	Panhandle Groundwater Conservation District #3	A property tax on real property (typically at a very low rate — e.g., ~\$0.005 to \$0.02 per \$100 of assessed value). Well registration and groundwater use fees, typically based on: • Number of wells • Volume of water pumped	FOLLOW UP QUESTIONS

We certify that this is a complete list of all parties that would be affected by this request.

Grantee signature

Attachments/Exhibits:

- Concurrence of non-objection from school board
- Concurrence of non-objection from Groundwater Conservation District

July 9, 2025



Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862

Dear Members of the Foreign-Trade Zones Board,

On behalf of Foreign Trade Zone 252 in Amarillo, Texas, we are pleased to submit this letter of support for the application of Fermi SPE, LLC ("Fermi America") to establish a special-purpose subzone in Carson County, Texas, pursuant to the U.S. Foreign Trade Zones Act of 1934 (19 U.S.C. § 81a et seq.).

Fermi America proposes to develop a large-scale, multi-faceted advanced energy and data campus, formally titled the President Donald J. Trump Advanced Energy and Intelligence Campus. This transformative 5,801.99-acre project will include a natural gas power plant, a modular nuclear facility, and what is projected to become the largest data center campus in the United States. As the FTZ operator of the proposed subzone, Fermi America will facilitate the importation and use of essential materials and equipment necessary for the construction and ongoing operation of this critical infrastructure.

The proposed subzone will play a vital role in advancing U.S. strategic, economic, and national security priorities. Specifically, it will:

- **Enhance energy resilience and capacity** by co-locating natural gas and nuclear generation, ensuring around-the-clock reliable power to large-scale industrial tenants.
- **Strengthen domestic data center production and digital sovereignty**, supporting AI development and secure federal and commercial workloads.
- **Promote domestic manufacturing synergies** by creating opportunities for zone-to-zone transfers of critical data center components, incentivizing investment, and fostering a robust domestic supply chain.

The Fermi America project exemplifies innovation and foresight, leveraging Texas's strong energy ecosystem and technical expertise to meet the surging demand for computing power and data storage in an increasingly digital world. By enabling the importation of

capital equipment and building materials through FTZ mechanisms, the subzone will significantly enhance project efficiency and global competitiveness.

Foreign Trade Zone 252 fully supports the establishment of this subzone and recognizes the transformative regional and national economic benefits it promises. We are committed to working collaboratively with Fermi America and all relevant stakeholders to ensure the successful implementation and operation of this vital project.

Thank you for your consideration of this important application. Please do not hesitate to contact us should you need any additional information or support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Nelson", with a long horizontal flourish extending to the right.

Doug Nelson, Interim President & CEO
Amarillo Economic Development Corporation
Manager of Amarillo Foreign-Trade Zone 252