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TYLER TECHNOLOGIES TO PROVIDE CITY OF PHILADELPHIA WITH ADDITIONAL DOCUMENT MANAGEMENT PRODUCTS AND SERVICES

Agreement Valued at More Than $2 Million

Dallas, April 14, 2004 -- Tyler Technologies, Inc. (NYSE: TYL) announced today that it has entered into an agreement to provide its long-time client, the Department of Records of the City and County of Philadelphia, Pennsylvania, with $2.1 million in additional software products and services. Philadelphia is the nation's fifth largest city, with a population of almost 1.5 million.

The Philadelphia Department of Records has embraced a strategic vision to improve its operations and to better serve its constituents into the 21st century. This vision calls for establishing a superior, efficient and cost effective information resource management service for city government that offers secure, modern and professional-level central services and operations – enabling city agencies to manage and control all records in their custody and giving the citizens of Philadelphia convenient access to public information.

The Recording Division of the Philadelphia Department of Records first went into production in late 1999 with CRIS+plus, the document recording and imaging system from Tyler Technologies' Eagle division. The system supports an average recording volume of 900 documents per day. At the same time, Philadelphia implemented Tyler's Internet access module, which now provides 100 users, including city agencies and outside companies, with access to more than 4 million index records and 2.6 million transaction images.

The latest agreement includes a number of enhancements that will extend the capabilities of the City's existing CRIS+plus document recording system from Tyler:

- End-to-end electronic recording will make it possible for financial institutions and the Department of Records to process electronic Satisfaction of Mortgage documents in minutes.
- Advanced optical character recognition will accelerate and streamline the document indexing and verification process.
- An e-commerce package will allow for Internet sales of Department records.
- An integration link between the CRIS+plus system and the Philadelphia Coding and Mapping Department's Geographical Information System (GIS) will provide a "live" link between a property's recording information and its associated GIS information.

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In addition, Tyler will provide Web hosting services for the Department's public Internet access system, will upgrade existing hardware and software, and will make various improvements to the Department's network, including enhanced internal tracking and auditing capabilities. The new contract also provides funding for substantial additional work to be completed in connection with an ongoing project to index and digitize microfilmed land documents.

"Tyler Technologies is proud to share the City of Philadelphia's technology vision," said Steve Nieman, President of Tyler's Eagle division. "We look forward to continuing to contribute to the City's success through the implementation of our latest document management and recording technologies."

"The City of Philadelphia is excited to be partnering with Tyler Technologies on a number of progressive initiatives," commented Joan Decker, Commissioner of Records for the City. "We will be able to process incoming work in less time and make more data available in a convenient and accessible form than ever before – taking a giant step forward into the new technology millennium. These initiatives enable us to provide increasingly better services to our citizens by using modern technology and working with a company with the proven track record of Tyler Technologies."

Based in Dallas, Tyler Technologies is a leading provider of end-to-end information management solutions and services for local governments. Tyler partners with clients to make local government more accessible to the public, more responsive to needs of citizens, and more efficient. Tyler's client base includes more than 6,000 local government offices throughout all 50 states, Canada, Puerto Rico and the United Kingdom. More information about Tyler Technologies can be found at www.tylerworks.com.

Tyler Technologies, Inc. has included in this press release "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995 concerning its business and operations. Tyler Technologies expressly disclaims any obligation to release publicly any updates or revisions to these forward-looking statements to reflect any change in its expectations. These expectations and the related statements are inherently subject to risks and uncertainties that could cause actual results to differ materially from those set forth in, contemplated by, or underlying the forward-looking statements. The risks and uncertainties which forward-looking statements are subject to include, but are not limited to, the ability of the Company to successfully integrate acquisitions, changes in competition, changes in general economic conditions, changes in the budgets and regulatory environments of the Company's customers, risks associated with the development of new products and the enhancement of existing products, the ability to attract and retain qualified personnel, and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission.

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